



# CHOICE PROPERTIES

## *Estate Agents*

Riverdale Firsby Road,  
Halton Holegate, PE23 5PA  
Asking Price £775,000



Nestled in the charming village of Halton Holegate, Spilsby, this stunning property on Firsby Road is a true gem waiting to be discovered. Boasting two spacious reception rooms, four bedrooms, and a well-appointed shower room, this detached house offers ample space for comfortable living.

What sets this property apart is the separate unique barn conversion, adding an extra income stream with holiday let potential. The open plan layout creates a seamless flow between the living areas, perfect for entertaining guests or simply enjoying the views.

For those with a passion for hobbies or DIY projects, the large garages and workshops provide the ideal space to unleash your creativity. Imagine having all the room you need to bring your ideas to life right at your doorstep.

Step outside and be greeted by the tranquillity of nature - a large pond and riverside access make this property a haven for those who appreciate the outdoors. Picture yourself enjoying a morning coffee by the water's edge or taking a leisurely stroll along the riverbank.

As if these features weren't enough, the property is set in 3.5 acres and has spectacular countryside views that will take your breath away. Whether you're unwinding after a long day or starting your morning with a stunning sunrise, the beauty of the surroundings will never cease to amaze you.

Don't miss this opportunity to own a piece of paradise in the heart of the British countryside. With its blend of comfort, character, and natural beauty, this property on Firsby Road is more than just a house - it's a place to call home.

Both properties have the benefit of oil fired central heating and UPVC double glazing. Internally the spacious well presented accommodation comprises;

**Side entrance door to:**

**Entrance Hall**

Staircase to the first floor landing. Understairs storage area. Tiled floor. Column radiator. Double doors to the Living room. Opening leading through to the Kitchen/diner.

**WC**

With w.c. and wash hand basin. Extractor fan.

**Living Room**

31'11" x 12'3" plus 13'5" x 11'6"

Large L-shaped room with two bay windows to the front of the property. Sliding patio doors to the side. Wood burner set in feature tiled surround. 2 column radiators.

**Kitchen/Diner**

17'9" x 25'9"

Large kitchen/diner which is open plan to the sitting room. Within the kitchen is a range of fitted units with solid timber work surfaces. Large Island/breakfast bar. Space for range cooker with filter hood over. Stainless steel sink unit and drainer. with mixer taps. Integrated dishwasher. Vaulted ceiling. Part tiled walls. Column radiator. Bifold doors leading out to the garden. Open plan leading through to:

**Sitting Room**

15'5" x 19'2"

Column radiator. Door to side. Bifold doors leading out to the garden.

**Landing**

Smoke alarm.

**Bedroom 1**

12'2" x 14'8"

Radiator. Access to the loft area.

**Bedroom 2**

12'2" x 11'5"

Radiator.

**Bedroom 3**

12'3" x 9'11"

Radiator.

**Bedroom 4**

8'10" x 9'0"

Radiator.

**Shower Room**

7'1" x 8'6"

Large shower enclosure with mixer shower, wash hand basin and w.c. Fully tiled walls. Extractor fan. Column radiator/towel rail.

**BARN CONVERSION**

**Hallway**

42'2" x 3'3" plus 12'2" x 3'6"

Two front entrance doors. Tiled floor.

**Open plan Kitchen/Living Area**

18'11" x 25'0"

With two sets of sliding patio doors leading out to the rear garden. Tiled floor. Feature brick wall. Plumbing and electric connections ready for kitchen (not supplied or installed).

**Bedroom 1**

11'3" x 14'8"

Tiled floor.

**Bedroom 2**

11'3" x 12'2"

Tiled floor.

**Bedroom 3**

8'0" x 13'3"

Tiled floor.

#### **Bedroom 4**

8'0" x 13'3"

Tiled floor.

#### **Bathroom**

8'0" x 14'2"

Tiled floor. Ready for bathroom to be installed (not supplied or fitted).

#### **OUTSIDE**

##### **Driveway**

The spacious gravelled driveway is access to the side of the property via a five bar field gate and extends around the rear of the property to the garages. There is also a second gate which leads to the barn conversion with a spacious driveway with turning space and room for several vehicles.

##### **Garages**

23'1" x 19'8" plus 12'1" x 17'0"

There is a large brick built garage block to the rear of the property with two sets of double opening doors plus power and lighting. Internally there is an opening to the side store with plumbing plus double doors.

##### **Workshop 1**

32'9" x 17'0"

##### **Workshop 2**

32'9" x 9'10"

##### **Gardens**

The property is set in approximately 3.5 acres of grassland with enclosed garden spaces plus large pond and bankside access to the river. Open views over farm land.

##### **Tenure**

Freehold

##### **Additional Notes**

The barn conversion has permissions for holiday use and although the majority of work has been completed it will still need the kitchen and bathroom adding.

Both the main house and the barn conversion have their own private drainage which have been recently added.

##### **Council Tax**

Local Authority - East Lindsey District Council,  
The Hub,  
Mareham Road,  
Horncastle,  
Lincolnshire,  
LN9 6PH  
Tel. No. 01507 601 111  
Website: [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band D.

##### **Viewing Arrangements**

By appointment through Choice Properties on 01507 462277.

##### **Opening Hours**

Monday to Friday 9.00 a.m. to 5.00 p.m.

Saturday 9.00 a.m. to 3.00 p.m.

##### **Making an offer**

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

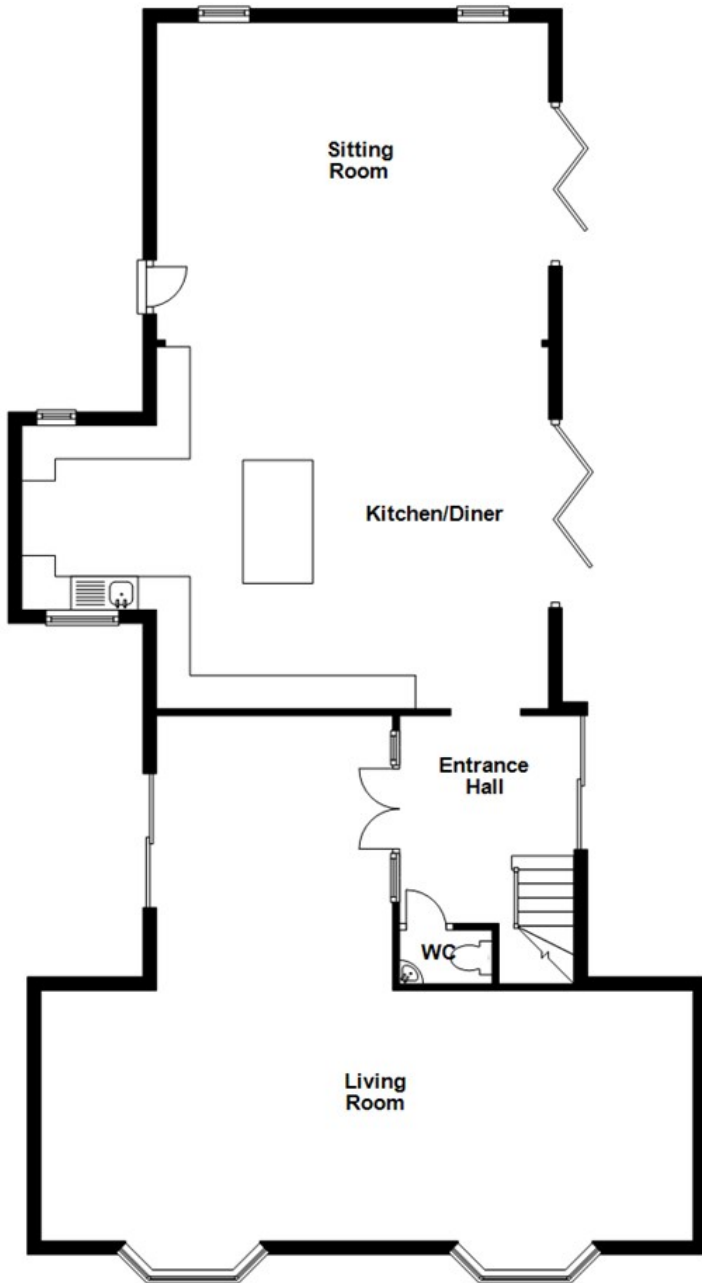
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

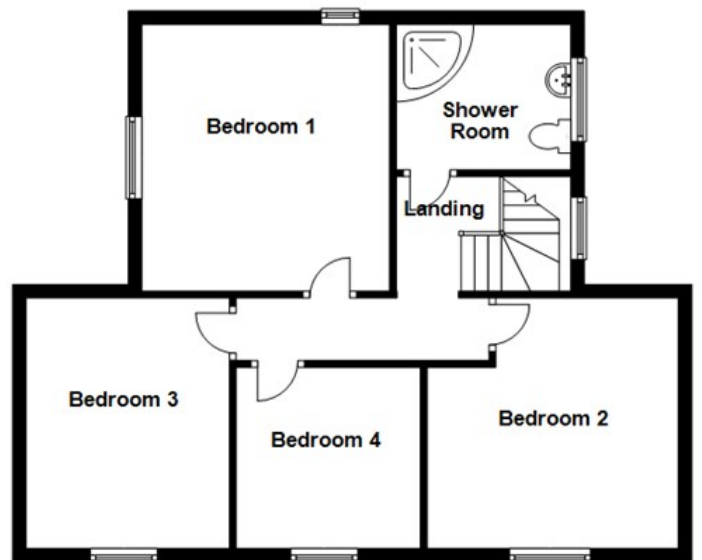




Ground Floor



First Floor





# Directions

