



# CHOICE PROPERTIES

## *Estate Agents*

St Margaret's House Church Lane,  
Withern, LN13 0NG

Reduced To £850,000



It is a pleasure for Choice Properties to present 'St. Margaret's House', an impressive Grade II listed converted church which boasts over 4,000 sq ft of elegant living accommodation and is situated on a plot of approximately 1 acre (sts). The interior has been converted to a high specification whilst still maintaining many authentic features including beautiful stone archways which span the residence and breath-taking original windows which stretch over both floors. The property is nestled in a quiet spot at the end of a dead end lane in the village of Withern, situated on the edge of the Lincolnshire Wolds, it boasts beautifully manicured gardens which are home to a plethora of mature plants and trees with far reach countryside views. The sweeping gravelled driveway gives access to the front of the property and provides an abundance of parking space. The property is offered on the market with NO CHAIN. Early Viewing Is Highly Advised.

The property retains a wealth of original features and offers a home of character and charm. The living accommodation comprises:-

#### **Entrance Hall**

6'7 x 7'9

Impressive double opening entrance door. Flagstone flooring. Original arched wooden door leading to hallway.

#### **Hallway**

44'0 x 17'9 (to furthest measurement)

Grand hallway with large stone columns. The hall opens up to double height ceiling which encompasses two large stone windows. Wooden staircase leading to the galleried landing. Beamed ceilings and with wooden floor throughout. Double doors leading to Kitchen/Breakfast Room. Internal doors leading to dining room, bedroom two, and downstairs cloakroom.

#### **Kitchen/Breakfast Room**

17'7 x 29'10 (to furthest measurement)

Fitted with a range of wall, base, and drawer units with Ceaserstone work surfaces over. Belfast ceramic sink with chrome mixer tap and drainer integrated in work surface. Flag stone floor space. Range cooker with fitted feature extractor hood over. Inset spot lighting. Part tiled walls. Large window to rear aspect providing countryside views. Integral fridge and freezer, washing machine and dishwasher. Space for dining table. Two external doors leading to garden and seating area. Door to pantry. Door to boiler room. Door to dining room.

#### **Walk In Pantry**

2'9 x 5'10

Fitted with shelving. Flag stone flooring.

#### **Boiler Room**

3'10 x 4'6

Housing oil fired boiler. Fitted shelving.

#### **Dining Room**

16'5 x 29'6

Spacious dining room with external door leading to the garden. Large brick built open fireplace with stone hearth. Part flag stone flooring. Space for large dining table. Recessed spot lighting. Door to outside, door to chancel/living room, and door to hallway.

#### **Chancel/Living Room**

22'4 x 28'6

Stunning living room with double height ceilings. Original stone windows to all aspects letting in a flood of natural light. Beautiful stone arches. Inset fireplace with stone hearth and mantle housing multi-fuel burner. Flag stone flooring throughout. Impressive opening via stone archway to study.

#### **Study**

8'8 x 6'8

Flag stone flooring. External door leading to front garden. Original stone window to front aspect. Door to hallway.

#### **Cloakroom**

4'1 x 6'1

Fitted with a push flush toilet and a wash hand basin set over vanity unit with chrome mixer tap and tiled splashback. Window to front aspect.

#### **Bedroom 2**

14'11 x 13'7

Double bedroom with built in storage cupboards. Feature stone column. Window to side aspect with window seat. Door to ensuite shower room.

#### **Ensuite Shower Room**

8'0 x 7'10

Fitted with a three piece suite comprising of a pedestal wash hand basin with chrome mixer tap and tiled splash back, a large fully tiled corner shower cubicle with traditional and rainfall shower attachment, and a low level toilet. Towel rail set over radiator. Tiled stone flooring with electric underfloor heating. Window to side aspect.

#### **Galleried Landing**

35'9 x 21'6

Large galleried landing with two large stone archways that overlook the main hallway and provide views of the front garden through the large original windows to the front. Beamed ceilings. Internal doors to all first floor rooms.

#### **Principal Bedroom (1)**

14'2 x 20'11

Double bedroom with plenty of fitted storage space. Impressive stone archway. Beamed ceilings. Large window to rear aspect with country side views.

#### **Bedroom 3**

18'2 x 11'8

Double bedroom with large feature stone archway running throughout. Window to rear aspect providing countryside views. Beamed ceilings.

#### **Bedroom 4**

12'5 x 11'8

Double bedroom with window to side aspect. Beamed ceilings. Access to boarded loft.

#### **Bedroom 5**

17'11 x 11'6

Double bedroom with impressive feature stone archway running throughout the room. Beamed ceilings. Window to front aspect.

#### **Bathroom**

13'6 x 8'6

Large freestanding double ended bath with chrome mixer taps and shower attachment. Two mounted ceramic wash hand basins with chrome mixer tap and splash back. Walk in shower with rainfall and traditional shower attachment, mosaic tiled flooring, and glass screen. Push flush toilet. Large heated towel rail radiator. Recessed spot lighting. Tiled stone flooring with electric underfloor heating. Part tiled walls. Beamed ceiling. Airing cupboard containing hot water tank. Large window to rear aspect with countryside views.

#### **Outside**

Externally, the property is approached via a long sweeping driveway with ample space for numerous cars. The enviable landscaped gardens comprise, formal lawns, a productive vegetable garden with greenhouse, a sun terrace with beautiful far-reaching views. A large 200 sq ft workshop/shed and a large log store.

#### **Tenure**

Freehold.

#### **Council Tax Band**

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 E.

#### **Viewing arrangements**

Viewing by appointment through Choice Properties on 01507 462277

#### **Opening Hours**

Mon-Fri 9am-5pm, Saturday 9am-3pm.

#### **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.

#### **Services**

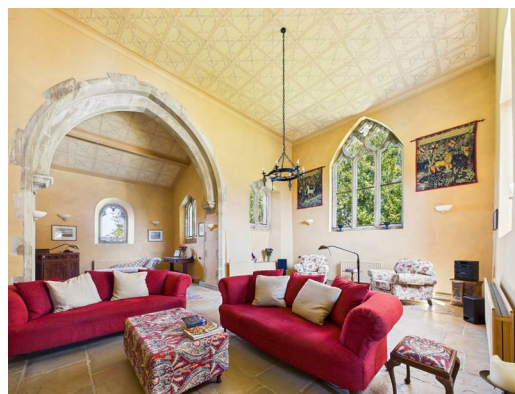
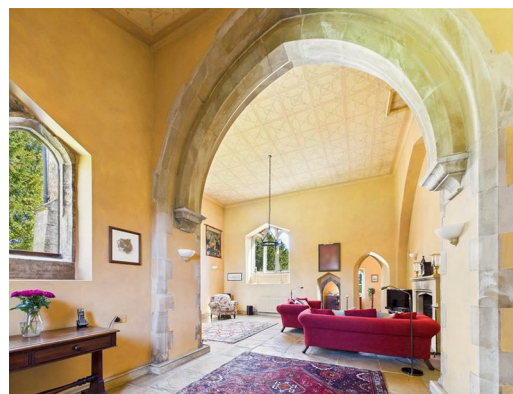
We believe that the property is connected to mains water and electricity. Drainage is via a private system. The central heating is oil fired. The agents have not inspected the services and the buyers should rely on their own survey.

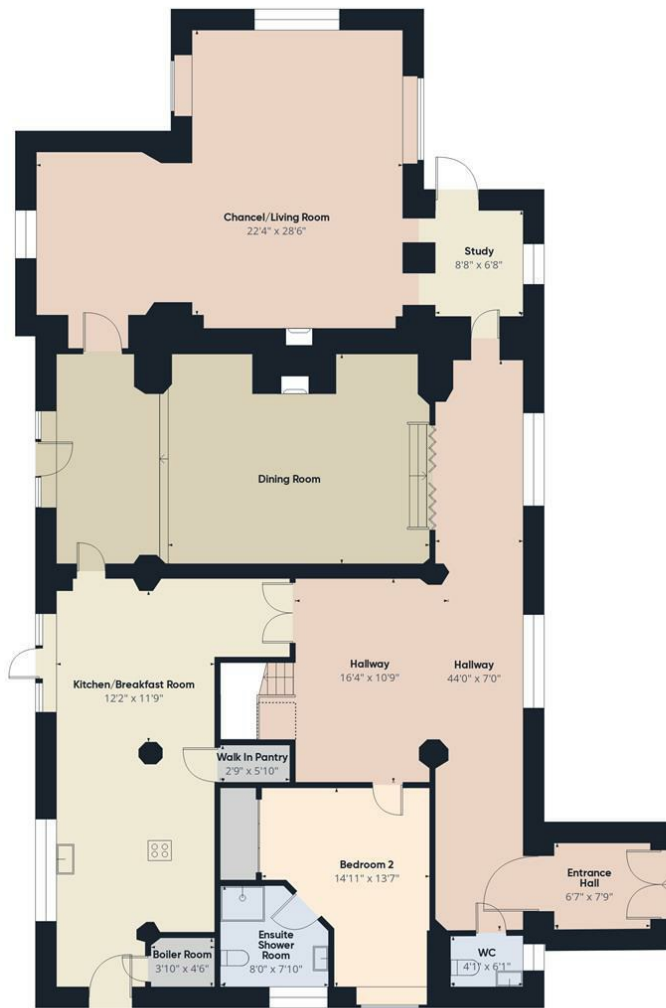
The property is offered on the market with NO CHAIN.

The property is EPC exempt

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.







Floor 0



Floor 1



## Directions

From our Alford office head North along South Market Place then turn right at the T junction onto East Street. Continue for 2.5 miles then bear left onto the B1373 toward Withern. Continue on this road for 2 miles into the village of Withern then turn left onto Church Lane. You will find the property at the very end of the road.

