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Church End, North Somercotes



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When it comes to
property it must be


lovelle



£475,000



*** Please note the property requires renovations throughout ***

This exceptionally spacious and characterful detached former vicarage, set on a tranquil 0.85-acre plot in a sought-after coastal village, offers six generous double bedrooms, four elegant reception rooms, original period features, extensive outbuildings, and immense potential for renovation to create a unique and distinguished family home.

Key Features

- Popular Coastal Village Location
- Spacious Detached Family Home
- Requires Renovations Throughout
- 6 Bedrooms
- 3 Reception Rooms & Study
- Shower Room, Bathroom & Ensuite
- 0.85 Acre Plot
- Brick Outbuilding & Timber Stable
- In & Out Driveway
- Tenure: Freehold





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A rare opportunity to acquire an exceptionally spacious and characterful detached house situated along a quiet lane in a desirable coastal village location. This former vicarage, set within an impressive 0.85-acre plot, offers immense potential for renovation and personalisation, preserving many period features and architectural details from its distinguished past. With six generous double bedrooms, extensive living accommodation, and a wealth of ancillary outbuildings, this property provides a unique proposition for those seeking to restore and enhance a truly individual family residence.

Approached via a lane, the property benefits from close proximity to local amenities such as schools, pubs, restaurants and shops as well as green spaces, perfectly blending privacy and convenience. The main house is framed by mature gardens and established trees, with an in and out driveway providing access to a brick built double garage and several outbuildings, ideal for versatile storage, workshop space or potential conversion (subject to planning).

On entering the house, you are greeted by a sense of grandeur that reflects its period origins. The accommodation is impressively laid out, with four spacious reception rooms to the ground floor allowing for flexible family living and entertaining.

The principal sitting room immediately impresses, featuring large windows which flood the space with natural light and afford enchanting views over the gardens. Access to the garden is provided directly from this room, enhancing the seamless indoor-outdoor living experience. The centrepiece of the sitting room is a striking marble fireplace, housing an open grate fire that sets a warm, inviting tone year-round.

The drawing room enjoys further large windows with garden vistas, as well as another tasteful fireplace, rendering this room perfect for relaxing or hosting guests in dignified style. Adjacent is a formal dining room, also boasting large windows, and a charming fireplace making it ideal for both intimate dinners and larger gatherings with friends and family.

For those seeking a dedicated workspace or library, there is a versatile study, providing a quieter area distinct from the other reception rooms.

The farmhouse-style kitchen offers an abundance of space, appointed with a dedicated dining area, perfect for informal family meals. Classic cabinetry, ample countertops, and a fitted pantry provide practicality and appeal, while the plumbing for a dishwasher streamlines daily routines. The kitchen's layout is particularly well-suited for those looking to entertain or enjoy a social cooking environment, and it lends itself beautifully to modernisation, ready for the next owners' personal touch. As well as the advantage of a utility room perfect for all the extra white goods to be thrown out of the way such as washing machine and tumble dryer.

The accommodation extends to six well-sized double bedrooms across the upper floors, providing flexible options for families of all ages. The principal bedroom is highlighted by a cast iron feature fireplace and the luxury of an en-suite bathroom, ensuring privacy and comfort. The second double bedroom, with its dual aspect windows and matching cast iron fireplace, is equally impressive, making the most of natural light and garden views.

Bedrooms three and four continue the spacious accommodation theme, with bedroom three boasting a cast iron feature fireplace and both providing ample room for furnishings. Two further double bedrooms are located in the loft space, offering unique, secluded accommodation, bedroom five is accessed off the central landing, while bedroom six is approached directly from bedroom five, presenting potential for a dedicated guest suite, teenager's retreat, or creative studio.

The principal family bathroom features a four-piece suite with dual "his and hers" basins, combining timeless elegance with practical design. On the ground floor, a well-appointed shower room adds valuable convenience.

Externally, the plot extends to approximately 0.85 acres, offering significant scope for landscaping, recreation, or even further development (subject to obtaining relevant permissions). Mature lawns, ornamental borders, and a wide selection of planted trees create a peaceful setting, inviting both entertaining and quiet enjoyment. As well as currently housing a timber stable block of three.

This former vicarage represents a rare opportunity to acquire a grand and truly characterful home, brimming with potential and many original features. It is ideal for discerning buyers determined to create a bespoke family residence in a highly coveted and peaceful coastal setting.

Room Measurements

Ground Floor

Reception Hall: 20'08" x 14'01"
Sitting Room: 17'09" (into bay) x 16'01"
Drawing Room: 17'09" (into bay) x 15'01"
Dining Room: 17'05" (into bay) x 14'01"
Study: 13'09" x 5'11"
Kitchen: 13'01" x 12'10"
Utility Room: 13'05" x 6'07"
Pantry: 4'00" x 10'00"
Shower Room: 6'00" x 8'07"

First Floor

Master Bedroom: 14'01" x 13'09"
Ensuite Bathroom: 12'06" x 9'06"
Bedroom Two: 16'01" x 14'01"
Bedroom Three: 16'01" x 14'01"
Bedroom Four: 14'01" x 7'07"
Bathroom: 10'06" x 10'06" (max)

Second Floor

Bedroom Five: 16'05" x 9'06"
Bedroom Six: 12'06" x 10'10"

Disclaimer

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Mobile And Broadband Checker

It is advised that prospective purchasers visit checker.ofcom.org.uk in order to review available wifi speeds and mobile connectivity at the property.

Agents Notes

Please note the property is on Oil fired central heating and a septic tank sewerage system.



Please be advised that the floor plan is not drawn to scale and items such as window placements and bathroom/kitchen fixtures are not accurate, the plans are not to be relied upon and are to be used for illustrative purposes only.
Plan produced using PlanIt.

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