

THE PADDOCK High Lane, Sloothby, Alford, Lincolnshire LN13 9NR

Price Guide £550,000



- Detached 5-Bedroom Dormer Bungalow Set In Approx. 2 Acres
 - Includes Gardens, Paddock Land and Timber Outbuildings
- Suitable for Smallholding, Equestrian Use, Family Living or Holiday Letting
 - Ample Off-Road Parking with Space for a Horse Box or Caravan
 - Quiet Village Location with Easy Access to Coastal Resorts

REF AR8773

RURAL SCENE
Equestrian | Smallholdings | Residential | Farms | Lifestyle

GENERAL AND SITUATION

Approximate Distances:

Willoughby 2.5 miles • Burgh le Marsh 4 miles • Alford 4 miles
Chapel St Leonards 4 miles • Skegness 8 miles

A modern five bedroom dormer bungalow, set in approx. 2 acres of gardens and paddock land, with outbuildings and ample parking, in a quiet rural location within easy reach of the coast.

The Paddock offers an appealing country lifestyle in a peaceful rural hamlet close to the Lincolnshire coast. This detached five-bedroom dormer bungalow combines generous accommodation with excellent outdoor space, making it particularly well suited to those seeking a substantial family home, smallholding, equestrian base or holiday let opportunity. The property benefits from a useful range of timber outbuildings, ample off-road parking and space for a horse box or caravan, supporting a flexible rural lifestyle.

Previously enjoyed as both a smallholding and spacious family residence, and more recently operated as a holiday let, The Paddock presents a rare opportunity for buyers looking for space, versatility and lifestyle potential. A selection of fixtures, fittings and furniture may be available by separate negotiation.

Despite its tranquil setting, it remains within easy reach of Willoughby, with its petrol station/general store, church and junior school, as well as Burgh le Marsh and the market town of Alford, where a wider range of services and amenities can be found.

THE RESIDENCE

A spacious, modern detached residence, originally built in 2006 and further extended in 2009, offering well-proportioned and flexible accommodation arranged over two floors. The property benefits from double glazing, oil-fired central heating and solar panels. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

An **Entrance Door** opens into a welcoming **Lobby**, which in turn leads through to an **Inner Hall**, with stairs rising to the **First Floor**, and a **Guest Cloakroom** with a WC and wash hand basin. Double doors open into the **Lounge**, a generously sized reception room with two front-facing windows.

To the rear of the **Hallway** the open-plan **Kitchen and Dining Area**, is an excellent central hub to the home and an ideal space for family living and entertaining. The **Kitchen** is fitted with a range of wall and base units with timber work surfaces, space and plumbing for appliances including a dishwasher, space for an American-style fridge freezer, an electric Cookmaster range-style cooker with extractor above, and a one-and-a-half bowl sink with mixer tap and a door to outside.

Off this a further **Hallway** has a tank cupboard, and **Shower Room** fitted with a double shower cubicle, wash hand basin and WC, with tiled flooring, heated towel rail, extractor and aqua-style wall boarding. The Rear Hallway also serves **Three Ground-Floor Bedrooms**, one of which benefits from an **En-Suite Shower Room** with shower with fitted seat, wash hand basin and WC, tiled flooring and walls. This arrangement offers excellent potential for multi-generational living or accommodation for a less mobile family member.





Beyond the bedrooms is a substantial additional area currently used as a **Games And Arcade Room**, adding further flexibility to the property. A **Utility Area** is positioned to one end, fitted with base units, rolled-edge work surfaces, plumbing for a washing machine, space for a stacked tumble dryer and a single drainer stainless steel sink unit. Double doors open to the front of the property, while a further door leads into the **Garden Room**, also presently used as a **Games Area**, with astro turf-style flooring and double doors opening to the outside.

To the **First Floor** there are **Two Further Double Bedrooms**, both enjoying en-suite facilities, please note that there are some sloping ceilings to this level. The **Principal Bedroom** is a spacious room with four skylights and a rear-facing window, together with an **En-Suite Shower Room** comprising a shower cubicle, wash hand basin and WC. The **Second First-Floor Bedroom** is also a double room, with a skylight, fitted wardrobe and en-suite shower room fitted with a shower cubicle, wash hand basin and WC.



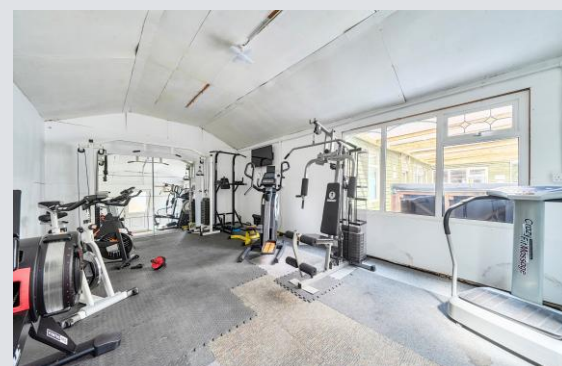
OUTSIDE, OUTBUILDINGS & LAND

The property is approached from the lane via an open entrance leading to a side parking area with space for several vehicles. To the right-hand side, a concrete driveway continues in front of the residence and provides access to the rear outbuildings and land beyond. To the left-hand side, there is pedestrian gated access along the rear of the property. The gardens include a formal lawned area together with a gravel seating space, providing attractive areas for outdoor entertaining.



There are the following outbuildings, please refer to the floorplan for approx. sizes.

Outbuildings 1, 3 and 4 are of timber construction and provide excellent additional amenity space. They currently include a swim spa, a sitting area with kitchenette, an additional room previously intended for use as a sauna room and currently used for storage, and a former shower room with a three-piece suite in situ. Please note that the shower is not connected. There is also a gym room with equipment. The vendors have indicated that the swim spa and gym apparatus may be available by separate negotiation.



Outbuilding 2 provides useful timber store/workshop space, ideal for storage, hobbies or practical outdoor use.

The **Grazing Land** is situated to the rear of the property and is enclosed by mature boundary hedging. Predominantly level, it has previously been used for animals and offers excellent scope for equestrian or smallholding use, subject to any necessary consents.



IN ALL APPROX. 2 ACRES
(About 0.8 Hectare)

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VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

EAST LINDSEY DISTRICT COUNCIL

SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE, OIL-FIRED CENTRAL HEATING, SOLAR PANELS, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold ENERGY RATING C COUNCIL TAX D

DIRECTIONS

From the A16, take the A158 towards Skegness and continue for approximately three miles to the Candlesby roundabout. Take the B1196 north towards Willoughby and Alford, proceeding for around two miles to the crossroads before turning right towards Sloothby. Continue into the village, passing a dairy farm on the right-hand side. The Paddock will be found a short distance further along on the left-hand side. There is no for sale board, but the property has its own signage.

what3words /// ridge.roadways.snowballs

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