



- Detached Cottage with Two Double Bedrooms ● Formal Gardens and Summerhouse
 - Ideal for Smallholding or Private Equestrian Use
- Rural Location Along a Private Track, Surrounded by Its Own Land with No Near Neighbours
 - Range of Outbuildings including Timber Stables ● Grazing Land
 - Approx. 5.3 Acres In All

REF: AR8457



GENERAL AND SITUATION

Approximate Distances:

Spilsby 3 miles • Skegness 10 miles • Louth 19 miles • Easy Access to A16

A detached cottage with two double bedrooms in a tucked away location with no near neighbours set in approx. 5.3 acres a range of outbuildings including timber stables, ideal for smallholding or private equestrian use.

Located just outside the market town of Spilsby within the village of Great Steeping which is bordered on two sides by the Lincolnshire Wolds AONB, and has two churches and a primary school and sits east of Spilsby. The active market town of Spilsby has a good range of shops and facilities, and the seaside town of Skegness is easily accessible.



THE RESIDENCE

A detached cottage benefitting from double glazing, oil fired central heating, solar panels (installed in 2024) and CCTV. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

A front entrance door leads into the **Conservatory** with tiled flooring and windows to three elevations and a door leading to the **Dining Room** with laminate flooring, spotlights to the ceiling, window to rear, stairs rising to the first floor and a useful under-stairs storage cupboard.



A door from the dining room leads to the **Lounge** a cosy room with windows to the front and side elevations, laminate flooring, feature recessed fireplace with tiled hearth, cast-iron surround and mantle currently with an electric feature log burner effect free standing fire in situ.

An opening from the dining room leads to the **Galley Style Kitchen** with two windows, laminate flooring, spot lighting and fitted with a range of Shaker style wall and base units with quartz worksurfaces, 1½ bowl sink with mixer tap, space and plumbing for dishwasher, (vendors will leave the dishwasher in-situ), Flavel range style electric cooker with extractor over (also to be included in the sale), space for tall fridge freezer.

Ground Floor Bathroom located off the dining room, fitted with a three piece suite comprising bath with shower attachment and shower screen, wash hand wash in vanity unit and WC, tiled flooring, heated towel rail and window.

There are **Two Double Bedrooms** on the first floor, one overlooking the front of the property, the second overlooking the rear. The rear bedroom has a built-in cupboard.

The **Landing** has side window.





OUTSIDE, OUTBUILDINGS & LAND

A gated access drive from Spilsby Road leads to the property and opens onto a gravelled area with turning space in front of the cottage. This provides ample parking for multiple cars, caravan, trailer, horsebox, boat, etc.

There is a mature garden area to the front of the cottage with **Summer House**, lawn, shrubs, and a few fruit trees. To the rear of the cottage there are a range of raised beds.

The Land is divided into three main manageable paddocks and offers level grazing to all sides of the property. The paddocks are enclosed with post and rail fencing with additional sheep wire fencing.

NB There is a fenced off footpath on the edge of the rear fields.

Stable Yard comprising **Three Timber Stables** approx. 15'11 x 11'5, 11'10 x 11'5 and 11'10 x 11'5 (about 4.8m x 3.4m, 3.6m x 3.4m and 3.6m x 3.4m) with concrete yard to front and overhang with internal and external lighting.

Stable One has been adapted and currently houses **Four Internal Kennels** for the owners' dogs. The kennels maybe available by negotiation.

Brick Outhouse approx. 12'10 x 7'7 (about 3.9m x 2.3m) currently used as a utility room with window, power and lighting, sink unit with tap, space for freezer, plumbing for washing machine and space for tumble drier.

Adjoining W.C.

Barn / Car Port with lighting, currently used for vehicle and hay store.

Former Shipping Container used for storage.

Two Bay Field Shelter

NB: The vendor may offer, by separate negotiation, some machinery / equipment required for maintaining the property.

IN ALL APPROX. 5.3 ACRES
(About 1.2 Hectares)

RURAL SCENE

Equestrian | Smallholdings | Residential | Farms | Lifestyle

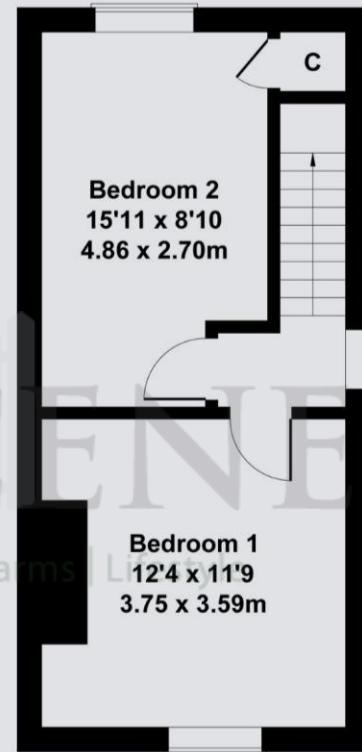
01264 850700 | postbox@ruralscene.co.uk | www.ruralscene.co.uk





GROUND FLOOR

Approximate Gross Internal Area
926 sq ft - 86 sq m



FIRST FLOOR

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N.B. These particulars have been prepared in good faith to give an overall view of the property. They do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Whilst every effort has been made to ensure the accuracy of the information contained here, any areas, measurements or distances are approximate; the text, photographs, floorplans and land plans are for guidance only and no responsibility is taken for any error, omission or misstatement. Any figure given is for initial guidance only and should not be relied on for valuation or measuring purposes. Rural Scene have visited Beck Cottage but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.

VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

EAST LINDSEY COUNTY COUNCIL

SERVICES

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

TENURE Freehold

ENERGY RATING E

COUNCIL TAX A

DIRECTIONS

Heading north on the A16, take a right turn onto Church Street (B1195). After approx. 1 mile continue onto Spilsby Road into Great Steeping village (B1195). Go around the right-hand bend after entering the village and the entrance drive is on the right-hand side opposite a brick house that sits on the pavement.

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