



Cherry Tree Farm North End Saltfleetby Louth LN11 7SP

£100,000

JOHN TAYLORS
EST. 1859

A spacious detached chalet-style residence occupying a generous plot of approximately 0.22 acres, situated in a peaceful rural setting on the outskirts of the village. Offering excellent potential, the property requires extensive refurbishment and renovation, presenting an ideal opportunity for buyers looking to create a bespoke family home. Benefiting from no onward chain, the property is available for a straightforward purchase. EPC Rating F.

Rooms

Front Entrance Porch

With Worcester boiler.

Sitting Room

With fireplace housing solid fuel stove, radiator.
9'8" x 12'2" (3m x 3.72m)

Lounge/Bedroom

With covered over brick fireplace, radiator.
13'7" x 12' (4.19m x 3.66m)

Dining Room

With staircase to 1st floor, radiator, patio doors and fitted bar and dilapidated conservatory off.
12'1" x 11'8" (3.7m x 3.61m)

Wet Room

With electric shower, WC, wash basin, radiator.
5'4" x 8'7" (1.65m x 2.68m)



Bedroom

With radiator.
5'8" x 8' (1.79m x 2.45m)

Ensuite Toilet

With toilet and wash basin.
5'9" x 3'6" (1.82m x 1.11m)

Bedroom

With radiator and fitted wardrobe.
11'7" x 11'9" (3.57m x 3.64m)

Kitchen

With a fitted wall and base cupboards, stainless steel sink and drainer board, plumbing for washing machine, UPVC double glazed window and space for cooker.
11'9" x 12' (3.64m x 3.67m)

Side Entrance Porch and Storeroom off

First Floor Landing

With radiator.

Bedroom

With UPVC double glaze window. Maximum with sloping roof : 9'3" x 11'6" (2.84m x 3.55m)

Storeroom and Joining Attic Room

With built in airing cupboard (cylinder missing) radiator.

Outside

With spacious gardens to the front and rear of the property & an in and out concrete driveway. The plot extends to approximately 0.24 acres.

Services The properties understood to be on mains water, electricity, and drainage. Oil fired central heating . Not in operation.

Tenure The property is understood to be freehold.

Council Tax Band According to the governments online portal, the property is currently in Council Tax Band C.

Broadband We understand from the Ofcom website that standard broadband is available at this property with a standard download speed of 6Mbps and an upload speed of 0.7Mbps. Superfast broadband is available with a download speed of 80Mbps and upload speed of 20Mbps. Openreach is the available network.

Mobile We understand from the Ofcom website there is 74% coverage from EE, 71% from 02, 68% from Vodafone and 67% from Three.

Mandatory Buyer Anti-Money Laundering Check

Should a purchaser(s) have an offer accepted on a property marketed by John Taylors, they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service together to verify your information. The cost of these checks is £45 inc VAT per person, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.





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