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Old Post Office, Gunby Road, Orby, PE24 5HT



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£280,000

When it comes to  
property it must be

  
lovelle





£280,000



Stunning home, oozing character and charm! Built around 1850 and located in the heart of this popular, sought after village.

### Key Features

- Beautifully Presented Character House
- Three Double Bedrooms
- Large Driveway and Garage
- Landscaped Gardens with Hobbies Room & Laundry Room with WC
- Fabulous Farmhouse Style Kitchen-Diner
- Lounge with Log Burner & Period Fireplace
- EPC rating E
- Tenure: Freehold









Stunning home, oozing character and charm! Built around 1850 and located in the heart of this popular, sought after village. Very spacious accommodation for a cottage style house that comprises; generous farmhouse style kitchen-diner, boot room, lounge with French doors and log burner, recently re-fitted stylish bathroom with both bath and wet room style shower, master bedroom with dual aspect windows, two further double bedrooms. Outside the property boasts a generous driveway with space to park numerous cars including room for larger vehicles eg campervan/caravan, single garage, beautifully landscaped enclosed rear garden with converted outbuildings to create a hobbies room/study and a laundry/utility room with a wc. These extra rooms offer great extra space additional to the main house and can be utilised for many different uses. In the agent's opinion these buildings and the attached garage offer potential for annexe accommodation if required (subject to the necessary consents and planning). The owner's of this home are proud custodians and have lovingly maintained and improved the property including re-pointing the house, fitting bespoke powder coated guttering, new oil tank in 2024, new oil central heating boiler in 2020 and upgrading fitments and decor throughout to create this wonderful home that is in a 'ready to move into' condition. The property is located in the small village of Orby, away from the busy towns but not cut off: the village has a pub and is only a few miles from the large well served village of Burgh Le Marsh and the Market Town of Spilsby just 6 miles away. Orby is located only a few miles from the edge of the rolling hills of the Lincolnshire Wolds (Area of Outstanding Natural Beauty) offering magnificent views across the countryside and places to walk and enjoy nature. In addition to being close to the Wolds the property is also only 6 miles from the coast with the bustling seaside town of Skegness with its large array of attractions and amenities and offering miles of golden sandy beach plus the Gibraltar Point Nature Reserve!

## Entrance

An attractive porch leads via stable door into;

## Kitchen-Diner

6.73m x 4.6m (22'1" x 15'1")

Fitted with a matching range of hand built, solid wood base and larder units with solid wooden worksurfaces over, centre island unit, one and a half bowl sink unit with chefs tap, space and plumbing for dishwasher, space for large American style fridge/freezer, Smeg LP gas and electric range style cooker, UPVC double glazed bow window to the front aspect, UPVC double glazed window to the side aspect. An attractive working open brick fireplace (currently with electric log burner style fire, included in sale), vinyl flooring, feature beams and recessed ceiling spotlights to ceiling, further feature ceiling lights, telephone point and tv aerial point, doors to the lounge and;

## Boot Room

2.67m x 3.25m (8'10" x 10'8")

With single glazed door and window to the rear garden, housing the oil central heating boiler (fitted 2020).

## Lounge

4.32m x 5.6m (14'2" x 18'5")

With UPVC double glazed bow window to the rear aspect, multi fuel wood burner set in the original 1850's tiled surround fireplace, radiator, solid oak flooring with feature beams to ceiling, UPVC double glazed French doors, central light fitting with dimmer switch, TV/satellite point, stairs to the first floor.

## Landing

With UPVC double glazed window to the front aspect, reading nook area, fitted carpet, access to the fully boarded loft, doors to;

## Bedroom One

4.04m x 4.88m (13'4" x 16'0")

With dual aspect UPVC double glazed windows, fitted wardrobes, radiator, fitted carpet, aerial and telephone point.

## Bedroom Two

4.57m x 2.87m (15'0" x 9'5")

With UPVC double glazed window to the side aspect, radiator, fitted carpet, TV aerial point.

## Bedroom Three

3.33m x 2.87m (10'11" x 9'5")

With UPVC double glazed window to the side aspect, radiator, fitted carpet.

## Family Bathroom

Stylishly re-fitted by the current owners comprising larger than average bath, attractive wash hand basin with marble top and fitted storage via drawers beneath, walk in wet room style shower with mains fed shower with directional and waterfall heads, low-level WC, UPVC frosted double glazed window to the front aspect, wet room style sealed vinyl flooring, recessed ceiling spotlights, tiled walls, radiator.

## Outside

The property has a generous concrete driveway and gravelled frontage providing off road parking for numerous vehicles and leads to the garage. To the rear is a pretty landscaped gardens, which in the agents option offer good levels of privacy. The garden is enclosed and landscaped with a variety of plants, shrubs and trees, laid to treated decked sun patio area and lawn with outside power points. To the rear of the garage are brick outbuildings which have been converted into useful rooms. In the agents opinion, as these are attached to the garage they offer potential for conversion to create annexe accommodation. Currently used as a wc/laundry/utility room and hobbies room/study.

## Garage

5.16m x 2.95m (16'11" x 9'8")

With double doors to the driveway, light and power, hardwired for w-fi, eaves storage, workbench with units under, window and personnel door opening to the rear garden.

## Utility/WC

1.42m x 2.95m (4'8" x 9'8")

With low level WC, belfast style ceramic sink, fitted work surfaces with space beneath for tumbler and washing machine, electric radiator.

## Study/Hobbies Room

2.29m x 2.74m (7'6" x 9'0")

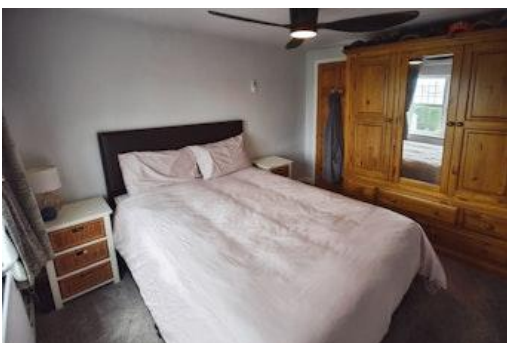
Vaulted pine clad ceiling, double glazed window to the rear, telephone point, hardwired for wi-fi, spotlights, fitted carpet, electric radiator, fully insulated throughout.

## Services

Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.

## Location

The property is located in the small village of Orby, away from the busy towns but not cut off: the village has a pub and is only a few miles from the large well served village of Burgh Le Marsh and the Market Town of Spilsby just 6 miles away. Orby is located only a few miles from the edge of the Lincolnshire Wolds (Area of Outstanding Natural Beauty) offering magnificent views across the hilly countryside and places to walk and enjoy nature. In addition to being close to the Wolds the property is also only 6 miles from the coast with the bustling seaside town of Skegness with its large array of attractions and amenities and offering miles of golden sandy beach plus the Gibraltar Point Nature Reserve!







## Directions

From Skegness take the A158 Burgh Road out of town. At the roundabout go straight on to the by-pass. Turn right where signposted to Orby onto Orby Road which proceeds into Burgh Road. At the end of the road turn left onto Gunby Road and the house can be found on the left hand side, just past Church Lane.

## Material Information Link

<https://moverly.com/sale/T2reXedgygnoCDgkNt8uQM/view>

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

## Material Information Data

Council Tax band: B

Tenure: Freehold

Property type: House

Property construction: Standard construction

Energy Performance rating: E

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Oil-powered central heating is installed.

Heating features: Wood burner

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 - Good, Vodafone - OK, Three - OK, EE - OK

Parking: Driveway, Gated, Off Street, Garage, and Private

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: No

Viewing

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01754 769769. We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

How to make an offer

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than the stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovell.co.uk/privacy-policy/> and you can opt-out at any time by simply contacting us. For any offer, you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under the new Money Laundering Legislation.

Mortgage Advice

You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask. Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on 01754 769769 to arrange an appointment.

Energy Performance Certificate

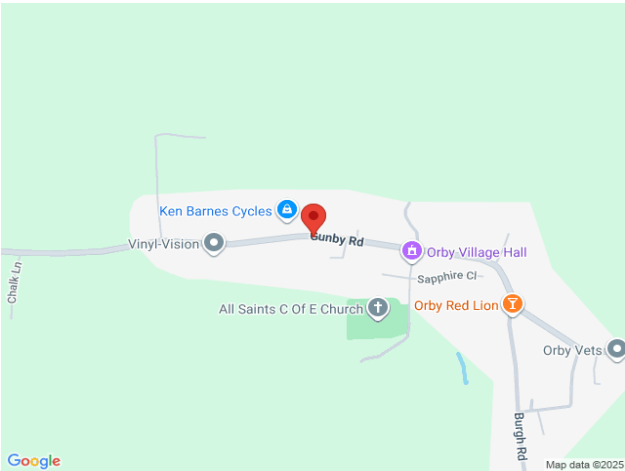
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Agents Notes

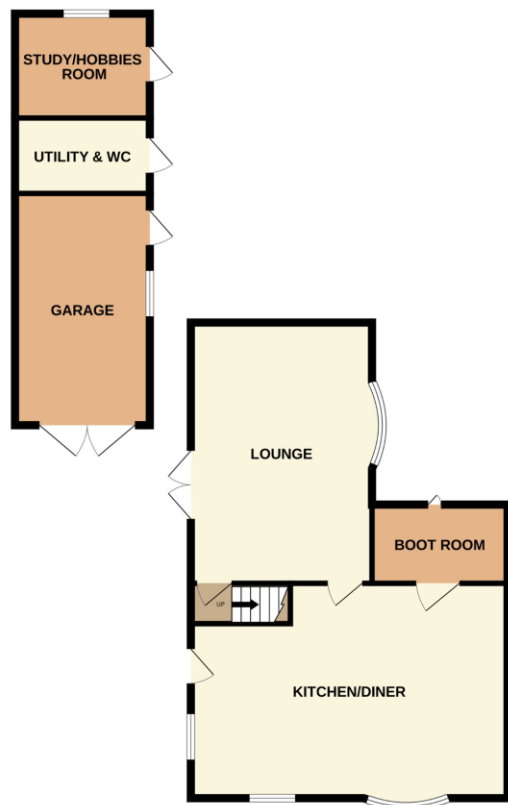
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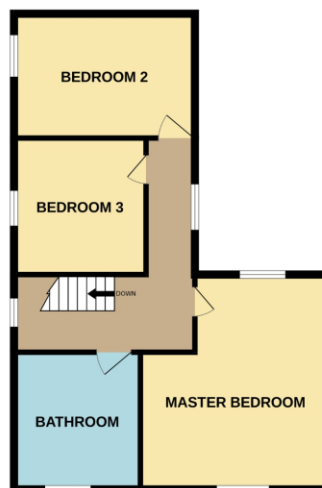
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 6/2025

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