



Rose Villa 3 East Street Alford LN13 9EQ

£275,000

Council Tax Band C

JOHN TAYLORS
EST. 1859

Situated on a generous plot of approximately just over half an acre, this remarkable Grade II listed Georgian detached townhouse offers an exciting opportunity for restoration and transformation into a truly stunning period residence. Rich in character, the property has numerous original and character features including elegant sash windows with shutters corncicing to ceilings, multiple fireplaces, servant bells and a elegant late Georgian staircase. These charming period elements offer a rare chance to revive the grandeur of a bygone era. The substantial garden, complete with outbuildings also requires restoration but offers great scope for landscaping or additional development subject to any local authority consents. With off street parking, a large garden and a location just a short distance from the town centre, convenience meets potential in this renovators dream. Formerly run as a film and photo shoot location by the owner, a stylist, the property generated a substantial income through its use by well-known clients including The White Company, Joules, Homes & Gardens, Country Living, Morris & Co., and Cath Kidston, among others. No onward chain. EPC rating E.

Entrance Hall

With Greek Doric open porch, part glazed six panel front door with ornate fan light over, York stone flagstone flooring, corncicing to ceiling, and an ornate Georgian staircase.

Reception Room

With Minster style stone fireplace and hearth, panelled walls to dado height, two sash windows with window shutters, cornice to ceiling, column radiator, six panel doors.

Maximum measurements. 1'14" x 16'1" (4.55m x 4.91)

Reception Room

With open fireplace having corbelled fire surround and cast iron grate, large sash window overlooking the garden and having window shutters, two further sash windows to front elevation again with window shutters, panelled wall to dado height, cornice to ceiling, two column radiators and two six panel doors.

14'9" x 20'8" (4.56m x 6.37m)

Rear Hallway

With built-in cupboards, brick flooring, sash window with window shutters, servant bells and rear staircase to first floor.

Walk in Pantry

With pantry shelving, four panel door and brick floor. Maximum measurements. 10'4" x 5'7" (3.17m x 1.75m)

Kitchen

With fitted base cupboards and shelves, worktop over, Belfast sink, fitted bench with cupboards below, Rayburn range oven, quarry tiled floor, side sliding sash windows, six panel rear entrance door. Maximum measurements.

14'9" x 15'8" (4.55m x 4.83m)

Utility Room

With part glazed external access door, quarry tiled floor, built-in shelving, plumbing for washing machine, base cupboard and worktop over, gas fired combi central heating boiler, space for a range cooker with tiled splashback and extractor hood over. Minimum width measurements. 5' x 14'6" (1.55m x 4.46m)

Cloakroom

With modern vanity wash basin, close couple toilet, wash basin, column radiator and tiled flooring. 6'5" x 7'5" (1.99m x 2.29m)

Office

With built-in bookcases, column radiator, sash window, and French doors opening out to the garden. Maximum measurements. 7'3" x 12'3" (2.25m x 3.76m)

Stairs to first floor landing

Having an ornate Georgian staircase with sweeping mahogany handrail, cornice to ceiling, built-in cupboard, sash window.

Bedroom One

With two sash windows having window shutters, radiator, corncicing to ceiling and door opening to:

15'6" x 15'2" (4.76m x 4.66m)



Dressing Room Area

With sash window and window shutters. Maximum measurements. 6'2" x 9'5" (1.91m x 2.9m)

Bedroom Two

With two sash windows to front elevation and further larger sash window with window shutters to side elevation overlooking the garden, feature fireplace having cast-iron hob grate, radiator and cornice to ceiling. 15'1" x 14'9" (4.63m x 4.56m)

Bedroom Three

With feature fireplace housing Georgian cast-iron fireplace, built-in alcove cupboards, radiator, sash window and built-in bookcase. 11' x 14'4" (3.36m x 4.4m)

Bedroom Four

With sash window, built-in cupboard, radiator. Maximum measurements. 10'1" x 10'9" (3.08m x 3.35m)

Bedroom Five

With feature fireplace having Georgian cast iron grate, built-in alcove cupboard, two sash windows, radiator.

13'1" x 10'7" (4m x 3.28m)

Bathroom

With roll top bath, toilet with high-level system, wash basin, tiled shower cubicle, column radiator, Victorian feature fireplace, sash window with window shutters and further casement window. Min. depth. 13'5" x 10'4" (4.12m x 3.17m)

Enclosed staircase to 2nd floor landing

With access door to roof space.

Bedroom

With side sliding sash window. Maximum measurements into sloping ceiling 13'6" x 8'8" (4.15m x 2.7m)

Box Room

With side sliding sash window. Maximum measurements into sloping ceiling. 6'5" x 8'2" (2.01m x 2.5m)

Outside

The property stands in a plot of approximately just over half an acre. The main garden lies predominantly to the side of the property and includes a range of semi-dilapidated brick stores as well as a timber summer house which has power. The garden is mostly in an overgrown state but includes mature and semi-mature trees. At the rear of the house is a cobbled courtyard with an old brick washhouse as well as having pedestrian access gate out onto East Street and a further gate providing access to the driveway & brick garage.

Services

The property is understood to have mains water, electricity, gas and drainage. Gas central heating.

Tenure

The property is understood to be freehold.

Council Tax Band

According to the government online portal, the property is currently in council tax band C.

Mobile

We understand from the Ofcom website there is 85% coverage from EE, 80% from O2, 78% from Vodafone and 74% from Three.

Broadband

We understand from the Ofcom website that standard broadband is available at this property with a standard download speed of 16 Mbps and an upload speed of 1 Mbps. Superfast broadband is also available with a download speed of 80 Mbps and upload speed of 20 Mbps. Ultrafast download speed 1000 Mbps and upload speed 1000 Mbps. Openreach and quickline are the available networks.

Auction Details

The sale of this property will take place on the stated date by way of Live streamed auction and is being sold under the Unconditional sale type.

Binding contracts will be exchanged at the point of sale.

All sales are subject to our Common Auction Conditions and Bidder Terms.

Properties located in Scotland and Northern Ireland will be subject to applicable local laws.

Auction Deposit and Fees

The following deposits and non-refundable auctioneers fees apply:

- 5% deposit (subject to a minimum of £5,000)
- Buyer's Fee of 4.8% of the purchase price (subject to a minimum of £6,000 inc. VAT)

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

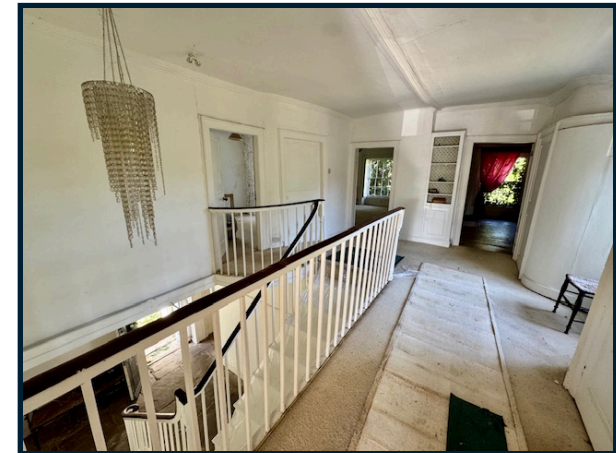
Additional Information

For full details about our auction processes, please refer to the Bidder Terms which can be viewed on our home page.

This explains the types of auction and sale methods we offer, the bidding registration process, your payment obligations, and how to view the Legal Pack (and any applicable home report for residential Scottish properties).

Guide Price & Reserve Price

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.



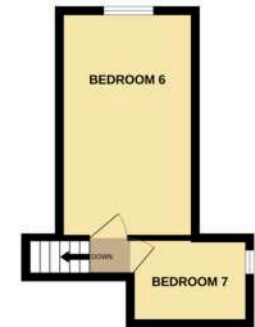
GROUND FLOOR
1382 sq.ft. (128.3 sq.m.) approx.



1ST FLOOR
1367 sq.ft. (127.0 sq.m.) approx.



2ND FLOOR
200 sq.ft. (18.6 sq.m.) approx.



TOTAL FLOOR AREA : 2959 sq.ft. (274.9 sq.m.) approx.

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.

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PLEASE NOTE: If measurements are critical to the purchaser they should be verified before proceeding with the purchase of this property. John Taylors have not tested any of the services or appliances and so offer no guarantees. Any carpets, curtains, furniture, fittings electrical and gas appliances, gas or light fittings or any other fixtures not expressly stated in the sales particulars but may be available through separate negotiation. Floor plans are provided as a service to our customers and are a guide to the layout only, do not scale. These particulars are intended to give a fair description of the property, but the details are not guaranteed, nor do they form part of any contract. Applicants are advised to make appointments to view but the Agents cannot hold themselves responsible for any expenses incurred in inspecting properties which may have been sold, let or withdrawn. Applicants enter the property at their own risk and the Agents are not responsible for any injuries during the inspection.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			