



# CHOICE PROPERTIES

## *Estate Agents*

The Poplars Main Road,  
Utterby, LN11 0TP **Reduced To £750,000**



**A RARE & REMARKABLE OPPURTUNITY - TWO HOMES, TWO ACRES, & HUGE POTENTIAL**

It is a pleasure for Choice Properties to bring to market this rare and versatile opportunity to acquire a substantial detached 4-bedroom, 3-reception room farmhouse with a large kitchen/dining room, utility room, and conservatory, set in approx. 2 acres. The property includes a separate 2-bedroom house with private parking, a potential building plot with its own access, and a separate spa building featuring a sauna, steam room, and hot tub. Additional features include an open barn, a further barn complex with previous planning for conversion, two large aviaries, a small paddock suitable for a donkey, and extensive car standing for 16+ vehicles. Ideal for multi-generational living, holiday lets, wellness retreats, or further development (STP), this unique property offers endless potential in a peaceful countryside village setting.

The property benefits from oil fired central heating with the main residence and the annex each having there own separate oil tank. The interior of the property, which is generously proportioned and packed with authentic charm, comprises:-

**Entrance Hall**

4'5 x 4'5

With uPVC entrance door. Chequerboard tiled flooring. Stained glass uPVC door leading to hallway.

**Hallway**

5'5 x 11'10

Internal timber doors to sitting room, front room, and living room. Staircase leading to first floor landing. Storage recess under stairs. Radiator. Power points.

**Front Room**

11'5 x 11'11

Fitted with a stunning open fireplace with marble hearth, surround, and mantel. Dual aspect uPVC windows. Radiator. Power points. Tv aerial point.

**Sitting Room**

11'9 x 11'10

Fitted with an impressive traditional fireplace with quartz hearth and feature surround. uPVC window to front aspect. Radiator. Power points. Fitted cupboard housing consumer unit.

**Living Room**

11'9 x 12'3

Fitted with a fireplace with is comprised of an open fire and multi fuel burner. Power points. Radiator. Security system. Tv aerial point. Internal cottage style door to rear hall.

**Rear Hall**

7'8 x 7'6

External uPVC door leading to driveway. Fitted under stairs storage cupboard. Internal cottage style door to kitchen/dining room. Radiator. Console for security alarm system.

**Kitchen/Dining Room**

16'1 x 19'3

Fitted with wall, base, and drawer units with work surfaces over. Range master cooker with multi oven and seven ring hob. One and a half bowl sink with mixer tap and drainer. Part tiled walls. Multi fuel burner set in fireplace. Feature traditional bread oven. Dual aspect uPVC windows. Radiators. Power points. Internal timer door to utility. uPVC door to conservatory.

**Conservatory**

12'6 x 14'10

With uPVC window to all aspect. External uPVC door leading to garden. Power points.

**Utility Room**

11'7 x 5'5

Fitted with base units with work surfaces over. Single bowl stainless steel sink with drainer and mixer tap. Oil fired boiler. uPVC window to rear aspect. Access to loft via loft hatch. Plumbing for washing machine. Space for fridge freezer. Power points. Internal door to wc.

**WC**

3'11 x 5'5

Fitted with a pedestal wash hand basin with single taps and tiled splashback and a low level wc. Frosted uPVC window to side aspect. Radiator.

**Landing**

7'8 x 23'3 (to furthest measurement)

Internal timber doors to all first floor rooms. Radiator. Power points. Large fitted timber storage cupboard with sliding doors.

**Bedroom 1**

7'10 x 14'0

Double bedroom fitted with built in storage space. Radiator. Power points. uPVC window to side aspect. Internal door to ensuite.

**Ensuite Shower Room**

8'3 x 5'8

Fitted with a four piece suite comprising of a walk in shower with traditional and rainfall shower attachment, a low level wc, a wash hand basin set over vanity unit, and a bidet. Part tiled walls. Radiator. Electric shaver point. uPVC window to rear aspect.

**Bedroom 2**

11'9 x 12'0

Double bedroom with uPVC window to front aspect. Radiator. Power points. Telephone point.

**Bedroom 3**

11'9 x 11'11

Double bedroom with uPVC window to side aspect. Radiator. Power points. Telephone point.

**Bedroom 4**

8'10 x 8'2

Large single bedroom with built in wardrobe. Radiator. Power points. Telephone point. uPVC window to side aspect. Incorporated feature door to ensuite.

**Ensuite**

4'8 x 2'4

Fitted with a low level wc and a corner wash hand basin set over vanity unit with mixer tap. Fully tiled walls. Extractor.

**Bathroom**

11'10 x 10'3

Fitted with a five piece suite comprising of a cornered double ended panelled bath with tiled splashback, a panelled shower cubicle with traditional and rainfall shower attachment, a wash hand basin set over vanity unit, a low level wc, and a bidet. Part tiled walls. Electric shaver point. uPVC window to rear aspect. Inset spot lighting. Access to loft via loft hatch. Built in storage cupboard housing the hot water tank and fitted shelving.

**Annex**

**Annex Open Plan Living/Dining Area**

32'5 x 15'8

Fitted with dual aspect uPVC windows. Spiral staircase leading to first floor landing. Two sets of uPVC French doors to front aspect. Box unit housing consumer unit and meters. Part tiled flooring. Space for American style fridge freezer. Radiators. Power points. Internal doors to annex bathroom and annex kitchen.



### **Annex Kitchen**

6'6 x 6'0

Fitted with a range of wall and base units with work surfaces over. Single bowl stainless steel sink with mixer tap and drainer. Four ring electric hob with pull out extractor hood over. Integral oven. Part tiled walls. Tiled flooring. Space for under counter fridge. Power points. Inset spot lighting.

### **Annex Bathroom**

6'9 x 5'10

Fitted with a three piece suite comprising of panelled bath with traditional shower over, a push flush wc, and a pedestal wash hand basin with single taps. Wall mounted storage cabinet. Heated towel rail. Fully tiled walls. Fully tiled flooring. Frosted uPVC window to rear aspect. Electric shaver points. Inset spot lighting.

### **Annex Landing**

3'8 x 4'5

Internal doors leading to annex bedrooms 1 and 2. Smoke alarm.

### **Annex Bedroom 1**

13'10 x 15'9

Double bedroom with two velux windows and one traditional uPVC window to front aspect. Radiator. Power points. Inset spot lighting. Fitted shelving.

### **Annex Bedroom 2**

13'0 x 15'6

Double bedroom with two velux windows and one traditional uPVC window to front aspect. Radiator. Power points. Inset spot lighting.

### **Spa**

#### **Main Spa Room**

9'3 x 16'8

Spa room currently fitted with a hot tub. Tiled flooring with drainage. Timber panelled walls and entrance door. Internal timber doors to steam room and sauna. Inset spot lighting. Extractor. Consumer unit.

### **Sauna**

7'11 x 8'4

Fully functioning sauna with timber panelled walls and timber benches. Inset spot lighting. Extractor.

### **Steam Room**

7'9 x 7'9

Fitted with fully tiled walls and flooring, a wooden seating bench, and an electric walk in shower. Inset spot lighting. Extractor.

### **Gardens**

The property is situated on a plot of approximately 2.0 acres and benefits from extensive garden space which is comprised of a multitude of different areas. These include, the well maintained conventional laid to lawn garden that surrounds the main residence that is full of mature trees, plants, and shrubbery all of which provide life and colour, the paddock that is currently used as a grazing area for a donkey, the building plot that is currently an extension of the current garden space, and the block paved patio area which provides an ideal place for outdoor seating. It's safe to say the property's garden is impressive and is certainly not short on space.

### **Outbuildings**

The property benefits from a variety of different outbuildings found across the 2 acre plot that the property is situated on. This includes an open barn found between the Spa and the Annex, a further barn complex which has previously had planning for a a conversion, a small paddock for a donkey with stable space, two large aviaries, and a range of further workshop and garage spaces.

### **Building Plot**

Found at one side of the property is a building plot which has its own separate access and provides an ideal investment opportunity.

### **Driveway**

The property boasts a plethora of hard standing driveway space with enough room to house sixteen large vehicles.

### **Tenure**

Freehold.

### **Council Tax Band**

Local Authority - East Lindsey District Council,  
The Hub,  
Mareham Road,  
Horncastle,  
Lincolnshire,  
LN9 6PH  
Tel. No. 01507 601 111  
Website: [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band D.

### **Viewing Arrangements**

By appointment through Choice Properties on 01507 860033.

### **Opening Hours**

Monday to Friday 9.00 a.m to 5.00 p.m.

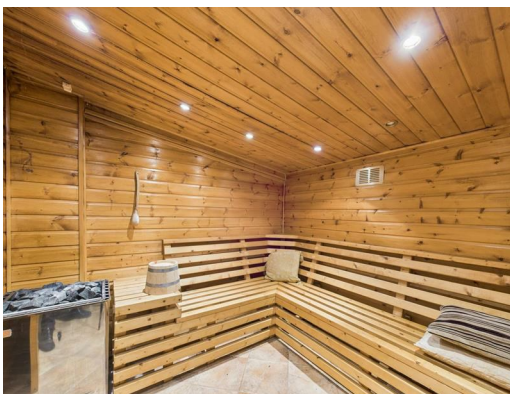
Saturday 9.00 a.m. to 3.00 p.m.

### **Making An Offer**

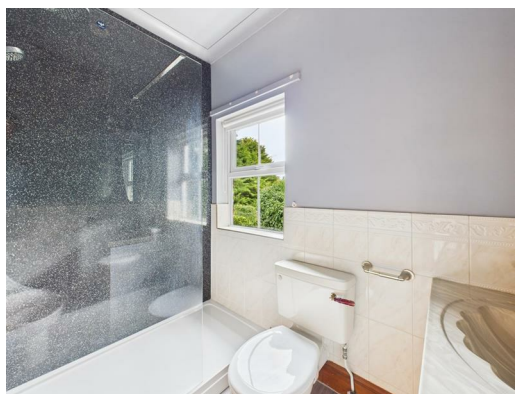
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

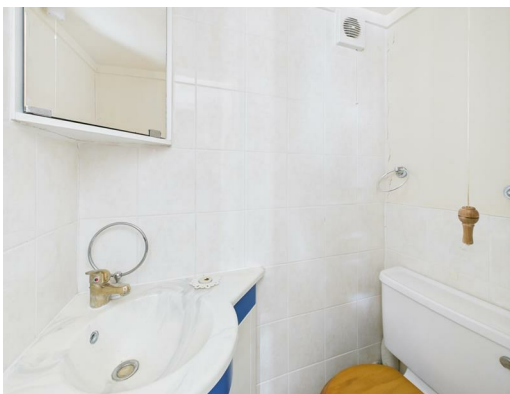
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.





















Floor 0 Building 1



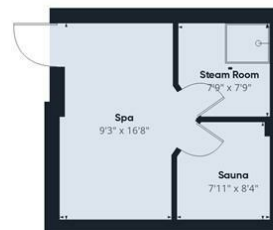
Floor 1 Building 1



Floor 0 Building 2



Floor 1 Building 2



Floor 0 Building 3

Approximate total area<sup>(1)</sup>

3193 ft<sup>2</sup>

Reduced headroom

84 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



# Directions

Exit Louth via Grimsby Road and head onto the A16 towards Grimsby. Continue for 3.5 miles into the village of Utterby and continue through the village. Just when you leave the village you will find the property on your right hand side.

