



Priory Farm & Garden Cottages,
Sea Road, Anderby, PE24 5YD

£695,000 Freehold

Key Features

- House & Holiday Cottages
- Lovely 3/4 Bed Character Cottage
- Approx 2/3rd Acre
- Landscaped Gardens
- Cottage Style Outbuilding
- 3 Modern Barn Conversion Holiday Cottages
- Each WITH Private Gardens & Hot Tubs
- Convenient for Sandy Beaches
- EPC Rating C & E



Lovely 3/4 bedroom CHARACTER BEAMED COTTAGE with 3/4 reception rooms, re-fitted kitchen & bathroom, conservatory, hot tub etc.
Approx 2/3RD ACRE FABULOUS LANDSCAPED GARDENS. SINGLE STOREY COTTAGE STYLE outbuilding to the rear. THREE MODERN BARN CONVERSION HOLIDAY COTTAGES each with private enclosed gardens & HOT TUBS, ample parking, pet friendly, convenient for sandy beaches and the Wolds.

THE HOUSE & COTTAGES

Priory Farm offers a fantastic lifestyle change for those wanting to run their own business working from home. The house provides spacious living accommodation with private gardens bordering open farmland.

To one side of the Courtyard are arranged the former haybarn, stables and milking parlour which have been beautifully restored and converted to provide 3 holiday cottages each with oil central heating and private enclosed gardens with Hot Tubs.

Although the current owners have ceased trading due to retirement, previous years accounting information may be made available to bonafide purchasers who have viewed the property.

LOCATION

The property enjoys a village location and is within walking distance of the beach. Anderby is situated within the Lincolnshire Coastal Country Park which has miles of stunning sandy beaches, wildlife packed nature reserves, a network of public rights of way and so much more! Attractions include the North Sea Observatory, Cloud Bar, Round and Round House and Sound Tower. Within easy driving distance are the picturesque Lincolnshire Wolds with its historic market towns.

From Newton Fallowell's office in Skegness follow Roman Bank (the A52 coast road) northwards past Ingoldmells, Chapel, Hogsthorpe and Mumby. Turn right on the sharp left hand bend to Anderby and the property lies approx 1 mile from the A52 on the left hand side.



ACCOMMODATION

PRIORY FARM

Entrance is on the front elevation via an:

ENCLOSED PORCH WITH DRAGON ON THE ROOF

With pantile roof and a brick base and pvc double glazed windows and new composite outer and inner doors to the:-

HALL

With stairs leading off.

DINING ROOM

3.7m (12'2") x 3.61m (11'10") including chimney breast

With pvc window to the front elevation with venetian blinds, radiator, beam effect to ceiling, door to rear lounge.

SITTING ROOM / BEDROOM 4

3.61m (11'10") x 3.71m (12'2") minimum to face of chimney breast

With pvc window to the front elevation with venetian blinds, radiator, door to understairs storage cupboard, marble hearth (electric stove by separate negotiation).

REAR HALL

With radiator, leaded glazed screen overlooking the side porch, latch door to:-

STORE / OFFICE

2.46m (8' 1") x 2.08m (6' 10")

With pvc window, wood laminate floor, new door.

REAR LOUNGE

5.38m (17' 8") x 4.62m (15' 2")

With brick fireplace recess with rustic beam and inset multi fuel burner, built in cupboard to recess, side pvc window, radiator, pvc window overlooking the rear, beam effects to ceiling, telephone point, french doors to the:



SIDE PORCH

2.92m (9' 7") x 1.07m (3' 6")

With new pvc door, two pvc windows, tiled floor, opaque roof.

KITCHEN

3.86m (12' 8") x 3.20m (10' 6") including chimney breast. Fitted with painted oak doored base and wall units, dark wood worksurfaces, inset deep butlers sink with new hose tap over, brick faced chimney breast recess with Flavel Range cooker, matching Island unit and dresser style units, chrome ladder radiator, pvc window overlooking the garden, Pantry cupboard, vaulted ceiling with spotlights, tiled floor through to the:

CONSERVATORY

3.71m (12' 2") x 2.82m (9' 3")

With new roof with tie bars, pvc windows with lovely garden views, wall lighting and power points, radiator, new pvc french doors and insect screen to the paved sitting terrace.

UTILITY ROOM

3.20m (10' 6") x 1.45m (4' 9")

With tiled floor following through from the Kitchen, radiator, pvc window, built in cupboards to match the Kitchen, space for automatic washing machine, space for american style fridge freezer, door to:

CLOAKROOM

With toilet, hand basin, small pvc window, radiator.

REAR PORCH & LAUNDRY

3.53m (11' 7") x 1.17m (3' 10")

With matching tiled floor, 2 pvc windows, new pvc door, opaque roof, washing machine and dryer, new internal door.

FIRST FLOOR LANDING

BEDROOM 1

3.76m (12' 4") x 3.58m (11' 9") minimum

With pvc window to the front elevation with venetian blinds and screens, radiator, recessed overstairs cupboard.

BEDROOM 2

3.68m (12' 1") x 3.56m (11' 8") including chimney breast. With pvc window to the front elevation with venetian blinds and screens, radiator.

BEDROOM 3

3.86m (12' 8") x 2.13m (7' 0"). With pvc window to the rear elevation with venetian blinds, radiator.

BATHROOM

3.20m (10' 6") x 2.16m (7' 1") maximum

Re-fitted with a roll top bath on ball and claw feet with mixer tap and hand shower attachment, hand basin, W.C, built in airing cupboard housing the insulated hot water cylinder fitted with immersion heater, shaver point, pvc window with lovely garden view, radiator, wood laminate floor.

OUTSIDE

Two wide 5 bar gates lead to an ample pebbled drive and turning area that serves Priory Farm and the Holiday Cottages, plus bicycle shed and screened oil tank.

To the front of Priory Farm is a garden with granite chipped shrub beds with a centre path to the front door.

A delightful large side garden has mature trees, several sitting areas.

The rear private gardens include lawns with mature trees, a wildflower 'meadow' area, shed, greenhouse, shrubs, rockery, wildlife pond. Adjacent to the house and 'bungalow' are gravelled drying areas, cold water tap and a large west facing paved sitting terrace with Spanish style barbecue and HOT TUB. There is an externally mounted oil central heating boiler for the house and oil tank.

THE COACH HOUSE BUNGALOW

Currently used for storage but with great potential for conversion to accommodation with a 'stable' door to the Main Area 22'7" x 15'3" (6.9m x 4.65m) with windows, french doors. Side Area 11'2" x 5'3" (3.41m x 1.60m). Rear area 15' x 10' (4.6m x 3.07m) with windows, kitchen units, plumbing for washing machine, dryers etc, electric fuses, stable door to the side elevation.





THE HOLIDAY COTTAGES

Set around a large pebbled courtyard providing ample parking for the cottages. All with underfloor oil fired heating.

WISTERIA COTTAGE

Sleeps 6

LIVING ROOM & KITCHEN

6.05m (19' 10") x 4.14m (13' 7")

With modern kitchen units, built under oven, electric hob with cooker hood above, dishwasher, fridge, stainless steel sink unit, 2 wood double glazed windows to the front elevation, side opaque pvc double glazed door to garden, wide entrance door, stairs leading off, tiled floor to the SIDE HALL and:-

BEDROOM 1

3.40m (11' 2") x 3.53m (11' 7")

(double) With tiled floor, double glazed window, wood double glazed skylight window.

EN-SUITE BATHROOM

2.62m (8' 7") x 2.26m (7' 5")

With bath, hand basin and shaver light, W.C, double glazed window

LANDING

With double glazed window

BEDROOM 2

2.82m (9' 3") x 3.10m (10' 2")

(double) with double glazed window, radiator, access to roof space.

BEDROOM 3

2.13m (7' 0") x 3.00m (9' 10")

(twin) With radiator, double glazed window.

SHOWER ROOM

2.03m (6' 8") x 1.88m (6' 2")

With tiled shower enclosed with screen door, hand basin, W.C, opaque double glazed window, extractor, radiator, shaver light.

GARDEN

Private enclosed garden with paved area, gravelled area, lawn, exterior light and HOT TUB (2018)





CLEMATIS COTTAGE

Sleeps 4

HALL

With double glazed door, built in cupboard housing the hot water system for the 3 cottages.

LIVING ROOM & KITCHEN

4.72m (15' 6") x 3.45m (11' 4")

Attractively fitted with modern kitchen units, built under oven and electric hob with cooker hood above, dishwasher, fridge, stainless steel sink unit, 2 skylight windows, double glazed window and door to the garden, tiled floor through to the:-

BEDROOM 1

3.51m (11' 6") x 3.18m (10' 5")

(Twin) With 2 double glazed windows.

BEDROOM 2

4.65m (15' 3") x 2.92m (9' 7")

With 2 double glazed windows, tiled floor.

BATHROOM

2.54m (8' 4") x 1.65m (5' 5")

With bath with shower and screen over, hand basin, W.C, shaver light, tiled floor, extractor, double glazed skylight window.

OUTSIDE

Private enclosed garden with paved area, gravelled area, lawn, exterior light and HOT TUB with lovely field views.

OPEN STORE

With space for bins, housing for the oil central heating boiler (for the 3 cottages)



ROSEBARN COTTAGE

Sleeps 4

HALL

With timber entrance door, tiled floor, double doored built in cupboard.

LIVING ROOM & KITCHEN

5.94m (19' 6") x 3.20m (10' 6")

Attractively fitted with modern kitchen units, built under oven, electric hob with cooker hood above, dishwasher, fridge, stainless steel sink unit, 3 double glazed windows, tiled floor, double glazed door to garden.

BEDROOM 1

3.73m (12' 3") x 3.81m (12' 6")

With 2 double glazed windows, tiled floor.

BEDROOM 2

3.84m (12' 7") x 2.82m (9' 3") *maximum*

(Twin) with 2 double glazed windows (dual aspect).

WET ROOM

2.21m (7' 3") x 3.23m (10' 7")

With tiled shower area, W.C, hand basin, opaque double glazed window with vertical blinds, extractor, shaver light.

OUTSIDE

Private enclosed garden with paved area, gravelled area, lawn, exterior light and HOT TUB, lovely field views.



TENURE

Freehold

SERVICES

Mains electricity, water and sewerage (a pump sends the waste water from the cottage to the mains sewer), are understood to be connected. Heating is via an oil fired boiler served by radiators.

The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

VIEWING

By prior appointment with Newton Fallowell office in Skegness.

COUNCIL TAX

Charging Authority – East Lindsey District Council
Band D - 2025/26 - £2152.91

AGENTS NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

PRIORY FARM

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E		
21-38	F	38 F	
1-20	G		

WISTERIA COTTAGE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

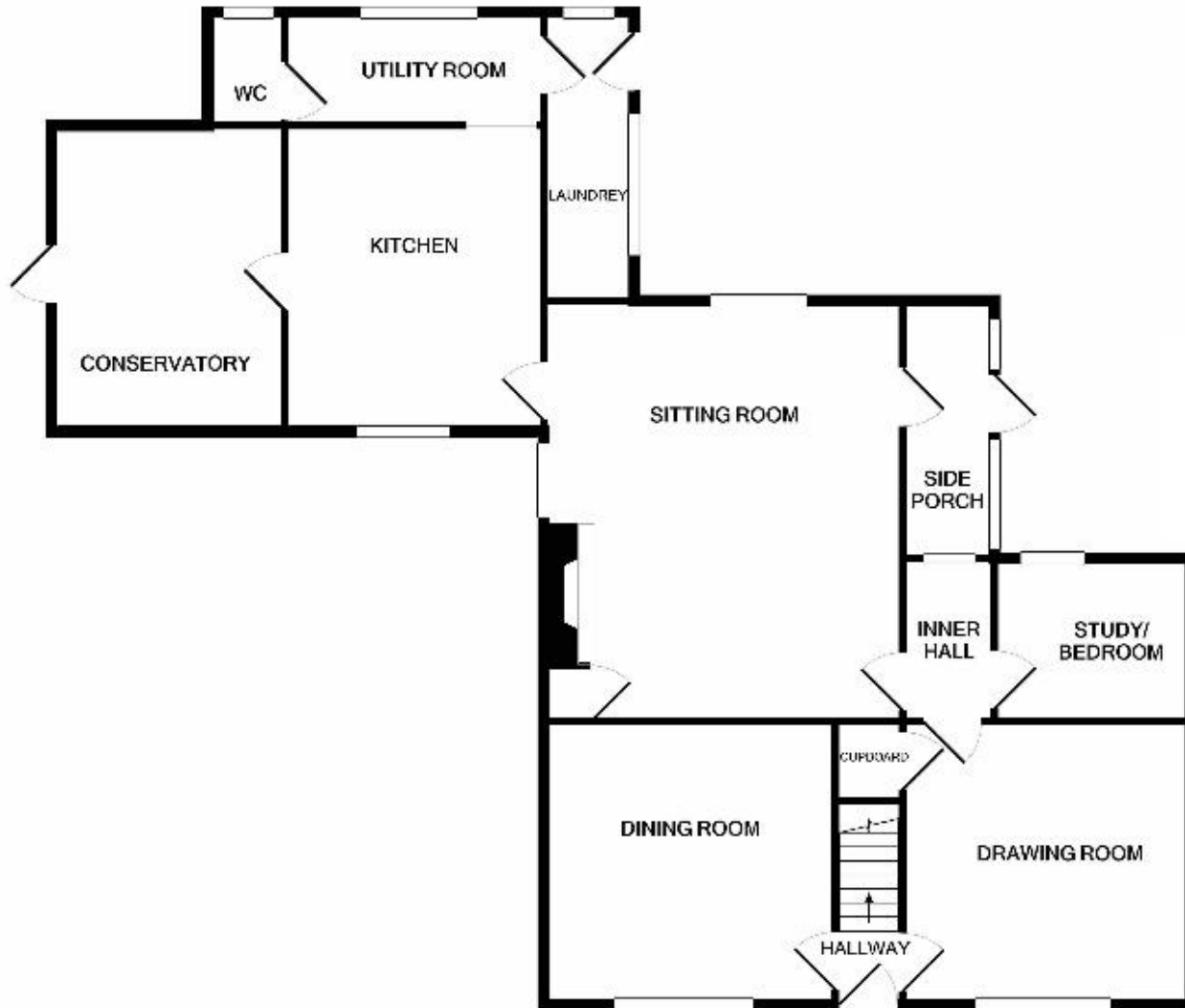
CLEMATIS COTTAGE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

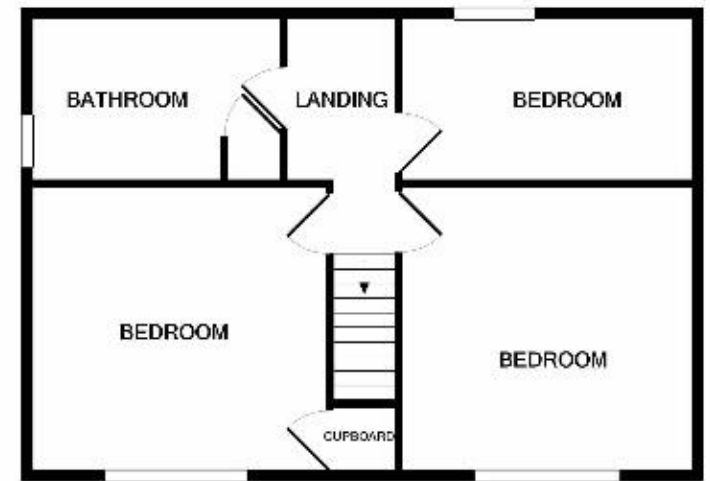
ROSEBARN COTTAGE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PRIORY FARM

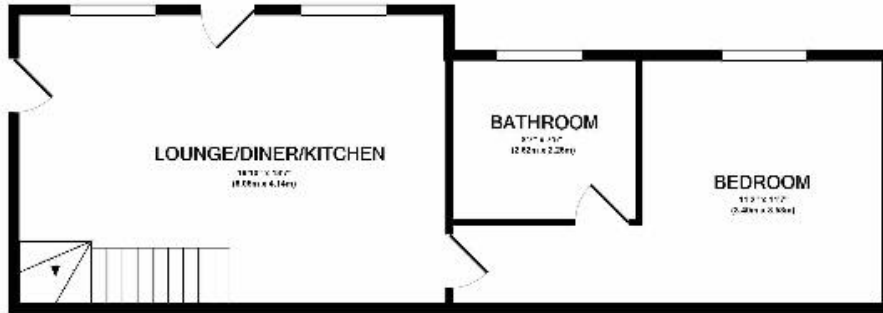


GROUND FLOOR

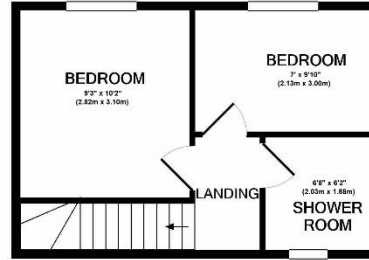


1ST FLOOR

WISTERIA COTTAGE

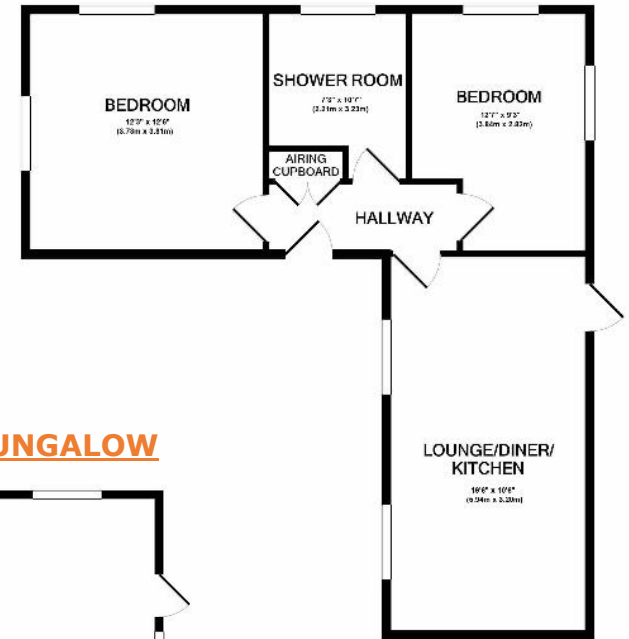


GROUND FLOOR

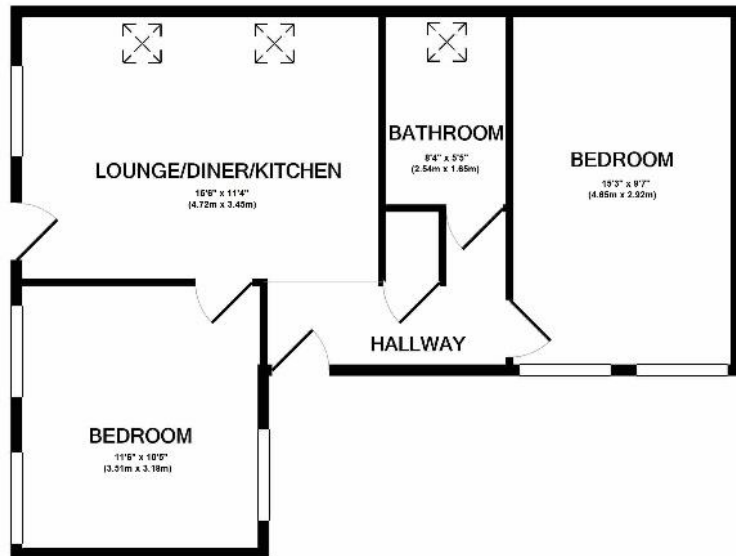


1ST FLOOR

ROSEBARN



CLEMATIS COTTAGE



THE COACH HOUSE BUNGALOW

