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Graves Farm, Mill Lane, Welton-Le-Marsh, PE23 5SY

7 5 5 £795,000

When it comes to property it must be lovelle







£795,000

7 5 5

Key Features

- Beautiful Grade II Listed Farm House with Four reception Rooms
- Newly Converted Coach House to create Self Contained Two Double Bedroomed Annexe
- Great Plot Extending to over 3 Acres including PADDOCK
- Extensive & Versatile Outbuildings
- Desirable WOLDS, Edge of Village Location
- Fabulous Countryside Views
- EPC rating Exempt
- Tenure: Freehold




















A beautiful, Grade II farmhouse circa 1750. The 4000sq ft of accommodation comprises of 5 bedrooms and a newly converted 2 bedroom coach house annex. This property sits within a picturesque 3 acre plot that includes paddock, wrap around gardens, substantial parking and an extensive range of outbuildings. All in a highly desirable semi-rural location within an Area of Outstanding Natural Beauty on the edge of the Lincolnshire Wolds. The property boasts a number of period features including feature fireplaces, exposed timber beams and sash windows.
The main dwelling features a large fitted kitchen with five oven Aga, a beautiful open plan lounge and snug offering extensive views of the wrap around gardens, family and dining room, downstairs toilet, laundry and boot room. Upstairs includes 5 bedrooms, large bathroom with roll top bath and an additional bathroom all positioned around a central landing. The newly converted annexe provides opportunities for multigenerational living or an additional income as a holiday let. It has been sympathetically converted to a high standard, comprising of living area and fitted kitchen both with bespoke French doors, down stairs WC, master bedroom with an impressive ensuite shower room, second bedroom with ensuite WC. This property has an abundance of outbuildings including brick built barn (425sq ft), workshop (880sq ft), both of which have been recently rewired for power and lighting, stable block (550 sq ft), polytunnel and greenhouse. The stunning, established gardens offer a variety of outdoor dining and seating areas, a kitchen garden, raised beds and paddock. The whole property offers far reaching countryside views and all the advantages of countryside living whilst being within easy reach of the towns of Alford, Spilsby and Louth.

Porch
Entered via a wooden door with single glazed window to both sides, door to;

Hall
With stairs to the first floor, understairs cupboard, radiator, doors to;

Lounge
7.72m x 4.55m (25'4" x 14'11")
(maximum dimensions). With sash windows to the front and side aspects with shutters, multi fuel burner with flagged hearth and stone surround, two radiators, dado rail, open arch to;

Snug
3.85m x 2.8m (12'7" x 9'2")
Sash window with shutters to rear aspect, stone tiled floor, radiator, dado rail, French doors to decked seating area.

Dining Room
4.51m x 4.54m (14'10" x 14'11")
Sash window to the front aspect, two radiators, open coal fire, dado rail, shelving into chimney recesses.

WC
Low level WC, wash hand basin inset with base cupboards, door to;

Laundry Room
3.37m x 1.52m (11'1" x 5'0")
Work surfaces with space for tumble dryer and washing machine, Worcester oil central heating boiler, shelving, hot water tank.

Sitting Room
4.62m x 4.55m (15'2" x 14'11")
With multi fuel burner inset into Inglenook style fireplace with exposed brick and stone flagged hearth, fitted cupboard in chimney recess and further fitted corner cupboard, two radiators, two windows to the side aspect, door to the dining room, beams to ceiling, door to;

Kitchen-Diner
9.5m x 4.42m (31'2" x 14'6")
(l-shaped room, max dimensions). With beams to the ceiling, single glazed window to the side aspect, luxury vinyl tiled flooring, UPVC window to the rear garden, half panelled walls, fitted pantry style farm house cupboards plus base units, granite work surfaces over, inset one and half bowl sink, space for dishwasher, large 6- oven, cream Aga (electric), vertical radiator, UPVC door to the driveway, door to boot room and opens with a step up to the dining area with further latch door to the boot room, tiled floor, Lincolnshire style sash window, radiator, wooden door to the driveway, spotlights.

Landing
With loft access, doors to;

Bedroom One
4.57m x 4.54m (15'0" x 14'11")
With sash window to the front aspect, cast iron fireplace with open fire, dado rail, two radiators.

Bedroom Two
4.58m x 4.54m (15'0" x 14'11")
With sash window to the front aspect, cast iron fireplace, dado rail, two radiators.

Bedroom Three
4.62m x 4.6m (15'2" x 15'1")
(Max dimensions, L-shaped). With sash window and UPVC window to the rear aspect, two radiators, (two entrance doors as formally two rooms).

Bedroom Four
3.99m x 2.76m (13'1" x 9'1")
Two sash windows, radiator, dado rail.

Bedroom Five
2.84m x 2.14m (9'4" x 7'0")
With sash window to the front aspect, radiator.

Family Bathroom
3.78m x 2.99m (12'5" x 9'10")
With sash window to the side aspect, rolled top bath, separate shower cubicle, pedestal wash hand basin, low level WC, dado rail.

Second Bathroom
With window to the rear aspect, low level WC, wash hand basin, corner bath, ladder style radiator, fitted storage cupboards.











Annexe -Lounge
5.56m x 4.32m (18'2" x 14'2")
Entered via a bespoke wooden door, with vinyl flooring, exposed beams, radiator, sealed unit double glazed French doors, sealed unit double glazed window to the rear and front aspects, stairs to the first floor, spotlights, door way to;

Kitchen
3.44m x 3.05m (11'4" x 10'0")
Sealed unit double glazed French doors, vertical radiator, vinyl flooring, beams to ceiling, spotlights, fitted with a range of base and wall cupboards with worktops over, ceramic sink, integrated electric oven and hob, extractor fan, integrated fridge, integrated washing machine, Oak veneer door to;

Rear Hall
With bespoke door to the rear garden, Oak veneer door to;

WC
2.2m x 1.24m (7'2" x 4'1")
With sealed unit double glazed window, wash hand basin inset to vanity unit, low level WC, extractor fan, spotlights, vinyl flooring.

Landing
Reached via attractive staircase with wrought iron spindles, with exposed beams, radiator, Oak veneer doors to;

Bedroom One
4.37m x 3.5m (14'4" x 11'6")
With sealed unit double glazed windows to both sides, Velux window overlooking the paddock, radiator, exposed beams, Oak veneer door to;

Shower Room
4.28m x 3.21m (14'0" x 10'6")
Generous shower room with walk-in shower cubicle, low level WC, wash hand basin inset to vanity unit, ladder style radiator, spotlights, sealed unit double glazed windows to both sides and two Velux windows overlooking the paddock.

Bedroom Two
4.36m x 3.51m (14'4" x 11'6")
(Measurements to include WC). With sealed unit double glazed windows to both sides, radiator, Velux window overlooking the paddock, exposed beam, Oak veneer door to;

Ensuite WC
With low level WC, wash hand basin inset to vanity unit, ladder style radiator, spotlights, vinyl flooring.

Outside
Double five bar gates open to a gravelled driveway with turning bay that leads up to the house and the annex providing parking for numerous cars. There are established gardens all around the property plus the outbuildings and paddock. The large gardens are laid to different areas and sections with lawn, established planting and trees. Directly in front of the main house is a garden laid to lawn with planted beds and boarders, gravelled area and established trees including pear. An archway through the hedge leads to further established garden to the side of the house with trees, planting established shrub and decked seating area (accessed from the Snug room). Beyond these side gardens is a small orchard with apple, plum, walnut trees. To the rear is a further large garden laid to lawn with rose trees to include "David Austin" varieties. The garden to the rear of the annex is set as a kitchen garden with vegetable plots and a greenhouse.

Gardens Continued
To the other side of the property are further gardens laid mainly to lawn. From this area a five bar gate opens to the paddock (approx. 1.8 acres) and there is a large brick built barn (attached to annex, possible re-development potential, 11m x 4.62m). In the side garden there is a stable/crew yard/timber barn (8.4m x 6m) with concrete floor and two partition stables plus crew area with light. Beyond this is a further garden laid to lawn and which leads back round to the gravel drive. There is a second brick outbuildings (former dairy) which has power and light, concrete floor and internal store room. Adjacent to the car parking area is a walled courtyard and covered decked seating area, an ideal entertaining space (6.9m x 12.1m)

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
Beautiful edge of Wolds and edge of village location! The property enjoys open countryside views but is within 300 metres of the village pub/restaurant! Welton-Le-Marsh is a peaceful village located 6 miles from the Market Town of Spilsby and within 8 miles of the coastal town of Skegness with miles of golden sandy beach! You have a wonderful 'escape to the country' location with countryside all around you, lots of nature and walks but close enough to the coast to enjoy the delights of the seaside and beach days!

Directions
From Gunby Roundabout take the exit toward Welton and Willoughby (B1196), this road brings you down into the village, the road then bends sharply to the right hand side, take the left hand turning on the bend onto Mill Lane, Go past Beck Lane and the property can be found shortly after on the right hand side.







Material Information Link

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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.
https://moverly.com/sale/7vD8MGF7Zo5b5yFERQGE22/view

Material Information Data

Council Tax band: E
Tenure: Freehold
Property type: House
Property construction: Standard construction
Energy Performance rating: F
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Septic tank
Heating: Oil-powered central heating is installed.
Heating features: Wood burner and Open fire
Broadband: FTTC (Fibre to the Cabinet)
Mobile coverage: O2 - Good, Vodafone - OK, Three - Good, EE - Good
Parking: Driveway, Gated, Off Street, and Private
Building safety issues: No
Restrictions - Listed Building: Grade 2
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: None
Public right of way: Yes: Public footpath across the paddock
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

Local Authority

This property falls within the geographical area of East Lindsey District Council - 01507 601111.
https//www.e-lindsey.gov.uk/

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.lovelle.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

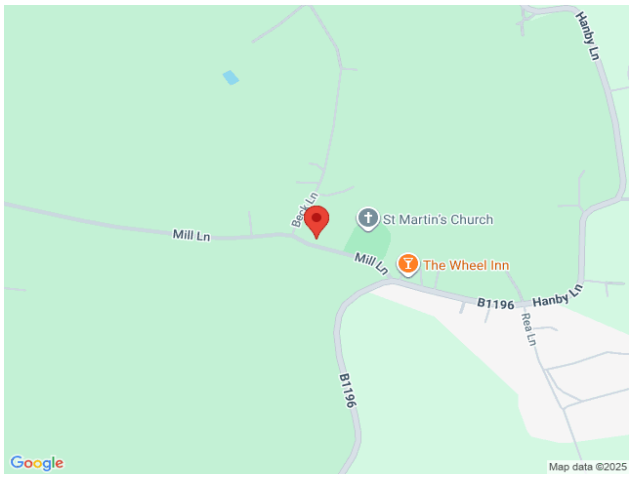
You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask. Budgeting correctly and choosing the right mortgage for a move is vital. For independent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

Energy Performance Certificate

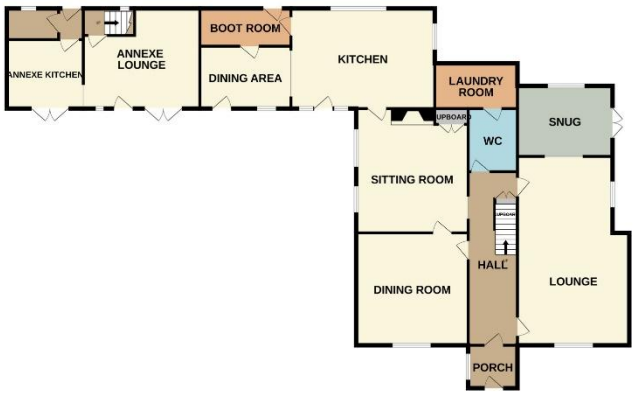
If A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue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

Agents Notes

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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.
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The Property Ombudsman

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