

Buy. Sell. Rent. Let.



The Grange, Gunby Road, Orby, PE24 5HT



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£580,000

When it comes to
property it must be


lovelle



£580,000

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Key Features

- Period House in Village Location
- Three Acre Plot with Gardens, Outbuildings, Stables & Paddock
- Open Countryside to the Rear Aspect
- Large, Flexible Accommodation
- Lounge, Sitting Room, Dining Room & Study
- Kitchen with Large Utility Room Off, Great Potential to Extend Kitchen
- EPC rating F
- Tenure: Freehold





An impressive and substantial six-bedroom period detached home, set within approximately three acres of gardens and paddock land, complete with a range of outbuildings including stables and an open-fronted barn. Enjoying a desirable village setting, the property is located within just six miles of the golden sandy coastline of Skegness and within two miles of the Lincolnshire Wolds an Area of Outstanding Natural Beauty. The surrounding area offers great opportunities for nature lovers, walkers and equestrians alike. This charming and characterful home offers extensive and versatile accommodation, ideal for growing families, multi-generational living, or those seeking equestrian or lifestyle opportunities. The ground floor boasts an excellent range of reception rooms, including a generous lounge, elegant sitting room, dining room, and a dedicated study with handy storage area off and shower room providing flexible living and working space. The kitchen offers a breakfast/dining area and complemented by a particularly large utility room off, which offers exciting potential to extend or reconfigure to create an impressive open-plan kitchen-dining-living space (subject to necessary consents). A conservatory to the rear provides a pleasant additional reception area. To the first floor are six well-sized bedrooms, served by a family bathroom and separate further WC, offering practicality for larger households. Externally, the property truly comes into its own. The mature gardens lead out to paddock land, making it ideal for equestrian use or people simply wanting lots of space. The inclusion of outbuildings, stables and an open-fronted barn/carport further enhances the versatility of the property. Situated in a sought-after village location yet conveniently close to the popular seaside town of Skegness, renowned for its expansive sandy beaches and coastal attractions, plus within a few miles of the Lincolnshire Wolds (AONB) this is a rare opportunity to acquire a substantial period home with land, character, and scope in a highly desirable setting.

Hallway

Entered via wooden front door with stairs to the first floor, radiator, doors to;

Lounge

18'6" x 15'7" (5.6m x 4.7m)

(Max dimensions into bay). With double glazed bay window to the front aspect plus further UPVC window to the side aspect, radiator and large multi fuel burner.

Sitting Room

18'6" x 14'8" (5.6m x 4.5m)

(Max dimensions into bay). With double glazed bay window to the front aspect, radiator and open fire.

Dining Room

14'8" x 13'10" (4.5m x 4.2m)

UPVC window to the side aspect, fitted cupboard in chimney recess, log burner, doors to kitchen, side porch and;

Study

15'1" x 6'8" (4.6m x 2m)

With UPVC window to the side aspect, radiator, fitted desk, shelving and cupboards, open doorway to;

Storage Area

Handy space with large cupboards and shelving, door to;

Shower Room

7'4" x 6'0" (2.2m x 1.8m)

UPVC window to the side aspect, shower cubicle, low level wc, pedestal wash hand basin, tiled floor.

Kitchen-Diner

30'9" x 6'2" (9.4m x 1.9m)

With three UPVC windows, fitted base and wall cupboards, fitted worksurfaces, 1 & 1/2 bowl sink, electric cooker, Aga (no longer working), space for fridge, integrated dishwasher, flagged floor, Worcester Oil central heating boiler, radiator, door to;

Utility Room

21'9" x 11'9" (6.6m x 3.6m)

Very large room which in the agent's opinion offers great scope for extending the kitchen (subject to the necessary consents/planning), with UPVC door to the side aspect, tiled floor, fitted base and wall cupboards, worksurfaces with stainless steel sink, space and plumbing for washing machine, space for further appliances, ladder to large loft storage room above, UPVC door to;

Conservatory

11'2" x 7'2" (3.4m x 2.2m)

Of UPVC construction with door to the rear aspect.

Landing

With UPVC window to the rear aspect, radiator, doors to;

Bedroom One

15'8" x 15'7" (4.8m x 4.7m)

UPVC windows to the front and side aspects, radiator, pretty feature fireplace.

Bedroom Two

15'5" x 12'1" (4.7m x 3.7m)

(Minimum dimensions, excludes recess). UPVC windows to the front and side aspects, radiator, pretty feature fireplace.

Bedroom Three

12'1" x 10'8" (3.7m x 3.3m)

UPVC window to the side aspect, radiator, pretty feature fireplace.

Bedroom Four

12'1" x 10'8" (3.7m x 3.3m)

UPVC window to the side aspect, radiator.

Bedroom Five

14'8" x 7'4" (4.5m x 2.2m)

UPVC window to the side aspect, radiator.

Bedroom Six

14'8" x 6'11" (4.5m x 2.1m)

UPVC window to the side aspect,, large cupboard also housing hot water tank/hot water emersion heater.





Bathroom

9'11" x 6'3" (3m x 1.9m)

With UPVC window, separate bath and shower enclosure, low level wc, wash hand basin inset to vanity, ladder style radiator, tiled walls and floor.

WC

With further low level wc.

Outside

Five bar gate opens to gravelled drive which leads down past the house to car parking area in front of open fronted barn/carport and stables. To the front and side are large gardens laid to lawn with mature trees, plants and shrubs. There is a large enclosed chicken run. Adjacent to this is a small grass paddock with stock fencing. Beyond this and with gated access from the car parking area and stables is a large grass paddock with field shelter and enclosed by stock fencing and trees. There are brick and pantile outbuildings attached to the house comprising large coal house and store. The open fronted brick and pantile barn has a brick and pantile stable and store attached and further breeze block and timber stable adjacent. To the rear of the barn is an outside wc.

Open Fronted Barn/Car Port

27'0" x 13'0" (8.2m x 4m)

With light.

Store

7'0" x 5'0" (2.1m x 1.5m)

With door and open window.

Brick Stable

13'5" x 12'9" (4.1m x 3.9m)

With light and adjacent store area off.

Timber Stable

12'0" x 10'6" (3.7m x 3.2m)

With light and stable doors to both aspects.

Brick Store/Workshop

14'4" x 12'0" (4.4m x 3.7m)

With light and power.

Services

The property has oil central heating, electricity, mains water and main drains. We have not tested any heating systems, fixtures, appliances or 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.

Coal Store

14'4" x 6'10" (4.4m x 2.1m)

Adjacent to the utility room so offering further extension opportunities if required (subject to the necessary consents and planning).

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 out of town. At the roundabout continue straight on to the by-pass on the A158. Where sign posted for Orby turn right (Catchwater Meadows) onto Orby Road, keep on the road and it continues into Gunby Road. At the end at the junction (Red Lion Pub on your right) the property is almost opposite you from the junction, marked by our for sale board.

Material Information Link

All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0. 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/DwAPKQHMjEroVYBhN9XfD/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: Mains
Heating: Oil-powered central heating is installed.
Heating features: Wood burner and Open fire
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - OK, Vodafone - OK, Three - OK, EE - OK
Parking: Driveway and Covered
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

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.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

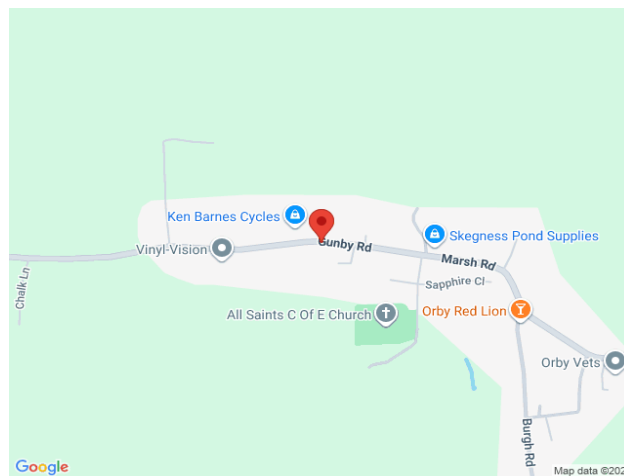
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a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

Agents Notes

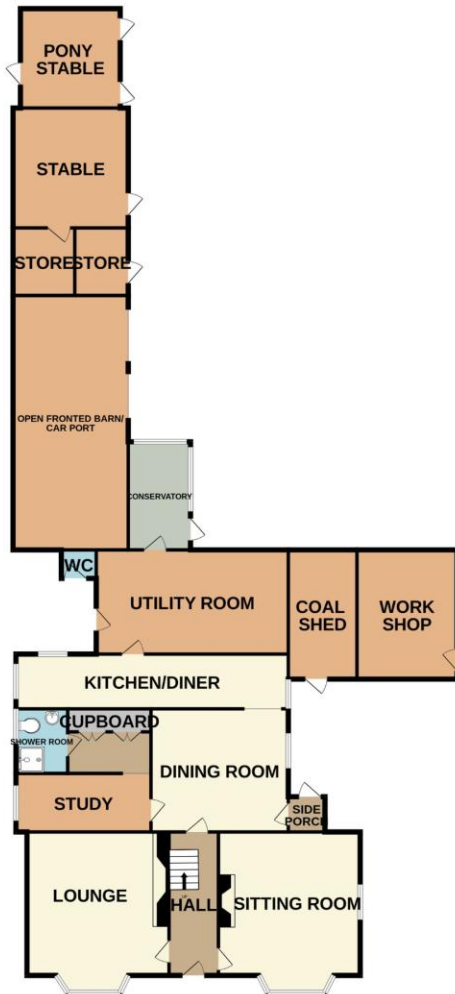
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Anti Money Laundering Regulations

Intending purchasers will be required to provide identifications documentations via our compliance provider, Moverly, at a cost of £10 per person. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing.



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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