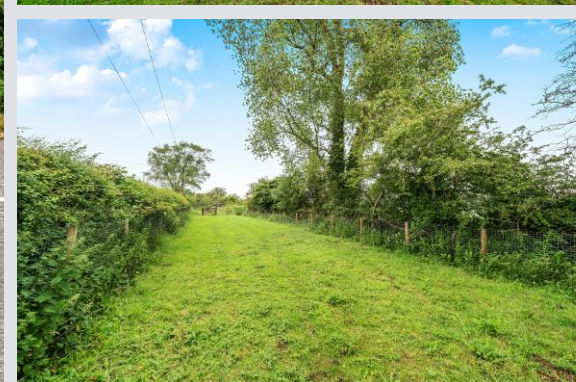




- Attractive Three-Bedroom Detached Home Set in Just Over 0.75 Acres
 - Registered Smallholding with Useful Outbuildings and Paddock
 - Ideal for Smallholding or Rural Lifestyle Buyers
 - Edge of Village Location

GENERAL AND SITUATION

Approximate Distances:

Burgh le Marsh 3 miles • Wainfleet 3.5 miles • Spilsby 6 miles • Skegness 7.5 miles

Enjoying an edge-of-village setting in just over three quarters of an acre, this appealing three-bedroom detached smallholding offers a wonderful blend of country living, flexible outside space and genuine lifestyle appeal, this is a rare opportunity for those seeking, smallholding potential or simply more space to enjoy the outdoors.

The home is situated on the edge of the well-placed village of Irby in the Marsh, conveniently positioned for the market towns of Spilsby, Wainfleet and Burgh le Marsh, both of which offer a range of everyday amenities including supermarkets, shops, schools, medical facilities and local services. The popular coastal resort of Skegness is also within easy reach, providing a further choice of leisure and shopping facilities together with miles of sandy coastline. The location combines the best of rural surroundings with excellent access to both countryside and coast.

THE RESIDENCE

A three bedroom detached home, benefiting from oil-fired central heating and uPVC double glazing, with tiled flooring throughout the ground floor. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

The front door opens into a spacious **Lounge/Sitting Room** with two windows to the front elevation and a door to the side. A multi-fuel burner with brick fire surround, tiled hearth and oak mantel creates an attractive focal point and adds warmth and character to the room. Please note this space is currently arranged as a ground floor bedroom with sitting area, demonstrating the flexibility of the accommodation.

A door leads through to the **Inner Hallway**, which features part-tiled walls, a useful understairs storage cupboard and stairs rising to the **First Floor**, which gives access to the **Ground Floor Bathroom**, which is fitted with a white suite comprising a bath with shower over and screen, wash hand basin and WC. The bathroom has tiled walls, ceiling spotlights, a useful fitted cupboard, extractor fan, and also houses the oil-fired boiler.

The generous **Open-Plan Kitchen/Diner**, is fitted with a range of base units topped with granite work surfaces, a Belfast sink with tiled splashback. together with a central island featuring a solid timber work surface. There is space and plumbing for a washing machine and dishwasher, an upright fridge freezer, and an Aga set into a recess, all of which are included in the sale. With windows to both the front and rear elevations, this sociable room forms the heart of the home and provides space for everyday family life and entertaining alike.

To the **First Floor** the **Landing** gives access to **Two Front-Facing Double Bedrooms** and a **Rear-Facing Single Bedroom**, all of which benefit from laminate flooring. There is also a **Cloakroom** off the landing, comprising a wash hand basin with tiled splashback and WC.

Please note there are some sloping ceiling at this level, adding to the character of the home.





OUTSIDE, OUTBUILDINGS & LAND

A gravelled driveway runs along the left-hand side of the property and provides ample parking for several vehicles, with additional space suitable for a horsebox, trailer or caravan if required.

Formal gardens are arranged to the rear and side of the house, while a small gravelled frontage with personal gate creates an attractive approach. To the side is an enclosed gravelled garden featuring a paved seating area, wooden stepping stones, a raised timber decked patio and a personal gate leading through to the rear garden, which offers a private and enclosed space with paved pathways, a decked patio and further low-maintenance gravelled areas, ideal for outdoor seating and entertaining.

Outbuildings to the rear include a **Summerhouse/Home Office** with power and lighting, a recently erected **Timber Cabin** c. 12' x 10' (3.7m x 3m), and a useful **Log Store**. A five-bar gate provides access through to the side driveway.

To the side of the driveway is an elongated plot which has been subdivided with gates to improve access and versatility of use.

Within the side plot is a timber **Workshop/Barn** with an adjoining **Timber Stable**, both benefiting from power and lighting, together with a further **Summerhouse** positioned approximately halfway along the plot.

The **Paddock Land** is currently utilised for sheep and hens and is arranged as two principal paddock enclosures, with an additional hen pen set within one of them. This versatile outside space will appeal to purchasers seeking equestrian facilities, hobby farming potential or simply room for a range of rural pursuits.



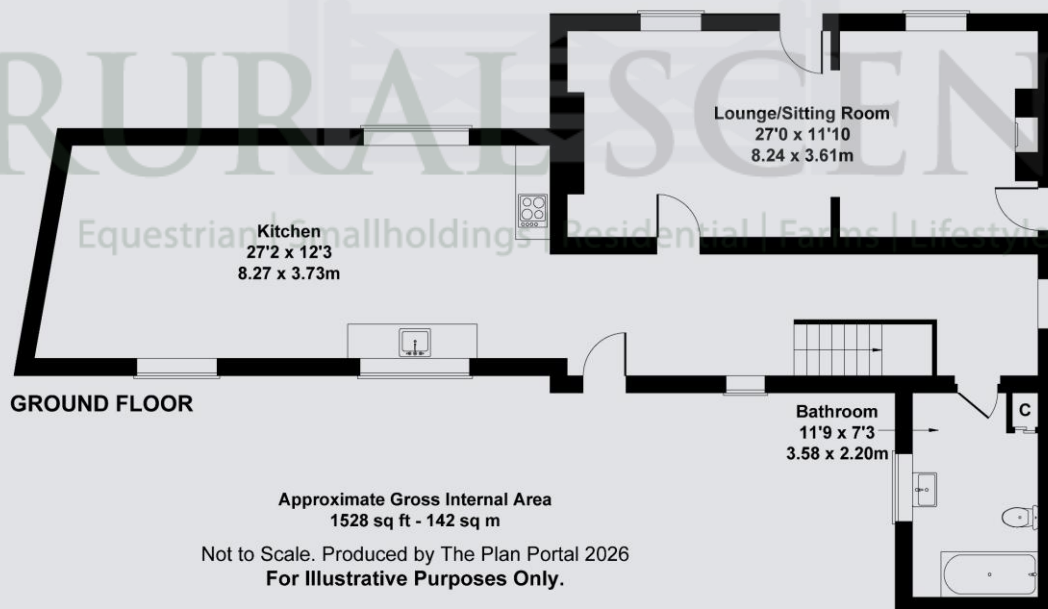
IN ALL JUST OVER 0.75 ACRES
(About 0.3 Hectares)

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FIRST FLOOR



GROUND FLOOR

Approximate Gross Internal Area
1528 sq ft - 142 sq m

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

EAST LINDSEY DISTRICT COUNCIL

SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE, OIL-FIRED CENTRAL HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold

ENERGY RATING D

COUNCIL TAX D

DIRECTIONS

From Skegness take the A158 Burgh Road out of town. Continue to follow the A158. At the roundabout, take the 1st exit onto Skegness Road. Continue to follow onto High Street and continue onto West End. Take a left turn onto Wainfleet Road and continue to Burgh Lane. At the end of Burgh Lane, turn right and the property is the first one located on the right-hand side. There is no For Sale board.

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