



Swaby Old Place Valley Lane Swaby Alford LN13 0BH

£440,000

JOHN TAYLORS
EST. 1859

A rare opportunity to acquire this charming period detached cottage, brimming with character and occupying a generous plot of approximately 0.27 acres (STS), in a highly desirable village within the Lincolnshire Wolds.

Enjoying breathtaking views across the surrounding pastureland, this delightful home offers an abundance of original character features alongside beautifully maintained cottage gardens, creating a truly idyllic countryside setting.

A particular highlight is the detached annexe, thoughtfully converted by the current owner from a former granary, providing versatile accommodation ideal for guests, multi-generational living, a home office or holiday let potential (subject to any necessary consents).

Situated in one of the Lincolnshire Wolds' most sought-after villages, this unique property combines rural charm with stunning scenery and excellent lifestyle appeal.

Offered to the market with no onward chain, this is an exceptional opportunity to secure a character home in an enviable location. EPC rating E.

Rooms

Sitting Room

With open fireplace having pine surround and Art Nouveau style fire grate, exposed ceiling beams and floorboards, uPVC double glazed bow window, radiator, doorway opening to lounge. Minimum width measurement.

12' x 11'9" (3.67m x 3.64m)

Lounge

With brick fireplace, exposed ceiling beams, radiator, built-in pine alcove cupboard, and uPVC double glazed doors opening to:

12'1" x 11'8" (3.7m x 3.62m)

Conservatory

With brick base and having uPVC glazed windows and door, radiators, polycarbonate pitched roof and views overlooking the gardens.

11'4" x 10'6" (3.5m x 3.25m)

Office

Currently used as a dressing room, this flexible space includes a radiator, uPVC double glazed window, external door and pine clad ceiling.

11'8" x 6'1" (3.61m x 1.87m)

Side Entrance lobby

With uPVC double glazed external door, built-in storage cupboard, security alarm panel and door to bathroom.



Bathroom

With panelled bath having telephone shower tap, wash basin, close coupled toilet, radiator, pine clad walls and ceiling, uPVC double glazed windows and extractor fan.

8'9" x 5'8" (2.73m x 1.78m)

Dining room

With fireplace housing solid fuel stove and tiled opening, exposed ceiling beams, radiator, telephone point, uPVC double glazed window and double glazed front door. Opening to kitchen. Maximum width measurement.

12' x 7'9" (3.68m x 2.43m)

Kitchen Area

With fitted country style kitchen having wall and base cupboards and drawers, granite effect worktop, integrated LPG gas hob, extractor hood over, integrated electric oven and grill, integrated dishwasher, ceramic sink and drainer board, tiled splash backs, uPVC double glazed window, radiator and door to:

12'4" x 5'8" (3.78m x 1.79m)

Utility Room

With wood block effect worktop, oil fired combination central heating boiler, uPVC double glazed window, plumbing for washing machine and space for fridge and a freezer, part tiled walls, radiator and door to:

9'7" x 5'9" (2.98m x 1.81m)

WC

With wash basin, close coupled toilet, extractor fan, uPVC double glazed window.

Stairs To First Floor Landing

With radiator, and Velux window.

Bedroom 1

With uPVC double glazed window enjoying views of the garden and countryside beyond, recessed spotlights, radiator and further uPVC double glazed window to side elevation. Measurements into sloping ceiling.

12'3" x 9'4" (3.76m x 2.89m) & 8'2" x 6'1" (2.51m x 1.88m)

En-Suite Shower Room

With splash lined shower cubicle housing mains fed shower, wash basin, close coupled toilet, radiator, extractor fan and Velux window. Maximum measurements into sloping ceiling.

7'7" x 5'7" (2.36m x 1.75m)

Bedroom 2

With uPVC double glazed window to front elevation enjoying views over the garden and countryside beyond, radiator, built-in cupboard, and further uPVC double glazed window to side elevation, recessed spotlights. Maximum measurements into sloping ceiling.

12'4" x 12'2" (3.78m x 3.74m)



Outside

The beautifully maintained, stepped cottage gardens are a true highlight of the property, offering a delightful blend of colour, character and outdoor living. Thoughtfully landscaped, the gardens feature an extensive variety of well-stocked flower and shrub borders, shaped lawns, inset shrubs and semi-mature trees, together creating a peaceful and picturesque setting. A selection of paved patio seating areas provide the perfect spaces for relaxing or entertaining, complemented by a charming brick-built pizza oven and an attractive brick garden feature. Fruit trees further enhance the garden's appeal, while the concrete driveway, accessed via metal gates, provides off-road parking. Enjoying stunning, uninterrupted views across the surrounding pastureland, the gardens offer an idyllic countryside backdrop and a wonderful sense of privacy.

Detached Annexe Accommodation

Former granary building converted by current owner.

Entrance Hall

With Victorian style geometric tiled floor, radiator, barn style entrance door with decorative glass motif, under stairs storage cupboard and radiator.

Ground Floor Bedroom

With radiator, recessed spotlights, double glazed timber framed windows, and built-in airing cupboard housing Viessmann LPG gas central heating combination boiler. Minimum depth measurement.

11'5" x 8'3" (3.53m x 2.54m)

En-Suite Shower Room

With tiled shower cubicle housing mains fed shower, wash basin, close coupled toilet, tiled wall and floor, double glazed timber framed window, chrome heated towel rail/radiator, extractor fan. Maximum width measurement.

12'5" x 4'1" (3.84m x 1.26m)

Stairs To First Floor

With recessed skirting board lighting.



Open Plan Lounge & Kitchen Areas

With two Velux windows, further timber frame double glazed casement window to side elevation, fitted base cupboards and wood effect worktops, integrated electric hob, stainless steel sink and drainer board, radiator, wood engineered flooring, recessed spotlights, extractor fan, and access to roof space. Maximum depth measurement.

17'8" x 13' (5.43m x 3.97m)

Services

Property is understood to have mains water & electricity. Non-mains drainage. Oil fired central heating to the house and LPG gas central heating to the annexe.

Tenure

Understood to be freehold.

Council Tax Band

according to the government's online portal, the property is currently in Council Tax Band C. Please note that there is an improvement indicator registered, which means that the current Council Tax Band will be reviewed and may increase following the sale of the property.

Broadband

We understand from the Ofcom website that standard broadband is available at this property with a standard download speed of 16Mbps and an upload speed of 1Mbps. Superfast broadband is available with a download speed of 80Mbps and upload speed of 20Mbps. Openreach is the available network.

Mobile

We understand from the Ofcom website there is 79% coverage from EE, 62% from 02, 64% from Vodaphone and 66% from Three.

Mandatory Buyer Anti-Money Laundering Check

Should a purchaser(s) have an offer accepted on a property marketed by John Taylors, they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service together to verify your information. The cost of these checks is £45 inc VAT per person, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.





TOTAL FLOOR AREA : 1756 sq.ft. (163.2 sq.m.) approx.

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.
Made with Metropix ©2026

John Taylors

The Mart 127 Eastgate Louth LN11 9QE

Call: 01507 603648

Web: johntaylors.com

Email: enquiries@johntaylors.com

PLEASE NOTE: If measurements are critical to the purchaser they should be verified before proceeding with the purchase of this property. John Taylors have not tested any of the services or appliances and so offer no guarantees. Any carpets, curtains, furniture, fittings electrical and gas appliances, gas or light fittings or any other fixtures not expressly stated in the sales particulars but may be available through separate negotiation. Floor plans are provided as a service to our customers and are a guide to the layout only, do not scale. These particulars are intended to give a fair description of the property, but the details are not guaranteed, nor do they form part of any contract. Applicants are advised to make appointments to view but the Agents cannot hold themselves responsible for any expenses incurred in inspecting properties which may have been sold, let or withdrawn. Applicants enter the property at their own risk and the Agents are not responsible for any injuries during the inspection.

