



# CROFTS ESTATE AGENTS

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



## Wickmoor House Sutton Road Bilsby Alford LN13 9QS

Offers in the Region Of  
£525,000

This substantial 1930's detached family residence lies in a generous mature plot of 0.42 acres (subject to site survey) in the small village of Bilsby, near the historic market town of Alford, at the foot of the Lincolnshire wolds, an area of outstanding natural beauty. Extending over 2,700 sq. ft of flexible living accommodation, this impressive property has been sympathetically modernised to an exceptional standard, whilst also retaining lots of its original character and period appeal, which will undoubtedly appeal to potential purchasers. On site and internal viewings are considered essential in order for the full appeal of this special home to be fully appreciated. Briefly comprising of: Entrance hallway, sitting room, lounge, dining room, garden room, fitted kitchen with walk in pantry, boot room, utility room and cloakroom to the ground floor; Principle double bedroom with en suite shower room, three further double bedrooms, and stunning 4 piece family bathroom suite to the first floor. There's also a boarded attic space with drop down ladders which offers potential for a variety of uses. There are stunning panoramic open views of far reaching countryside to all sides, with the property having large driveway, detached garage, timber store/BBQ hut and beautifully maintained lawned gardens. Bilsby is well placed for the market town of Alford, where the highly reputable Queen Elizabeth Grammar School is located, and is only a short journey from the coastal resort of Sutton on Sea and its abundance of amenities.

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#### Entrance Porch

Storm porch with tiled floor and solid wood entrance door opens into entrance hallway.

#### Entrance Hallway

13' 10" x 9' 7" (4.21m x 2.91m)

Two large leaded windows to front elevation, two radiators, under stairs storage cupboard, feature solid wood panelled staircase ascending to the first floor accommodation. Original parquet flooring, picture rail, coving to ceiling, smoke alarm and telephone point. Provides access to the reception rooms and kitchen.

#### Sitting Room

17' 0" x 12' 0" (5.18m x 3.65m)

Spacious dual aspect reception room having uPVC leaded double glazed windows to front and side aspects. Feature open cast iron fireplace with tiled hearth, Coving to ceiling, radiator and picture rail

#### Lounge

17' 2" x 11' 7" (5.23m x 3.534m)

uPVC leaded double glazed window to front aspect, feature open cast iron fireplace with tiled heath and fire surround, radiator, coving to ceiling, picture rail and dado rail. Open entrance to rear leads to the dining room, with double glazed door and side panel leading to the garden room.

#### Dining Room

10' 7" x 11' 7" (3.237m x 3.543m)

Another fantastic dual aspect reception room, the dining room has uPVC leaded double glaze windows to the rear and side aspects. Open feature cast iron fireplace with marble hearth and attractive fire surround.

#### Garden Room

12' 8" x 9' 8" (3.87m x 2.935m)

Accessed off the main lounge, the garden room boasts bi fold doors to side providing stunning open views. uPVC window to rear, electric wall heater and modern flooring.

#### Kitchen

14' 3" x 11' 7" (4.349m x 3.519m)

uPVC leaded double glazed window to side and rear aspects. Wooden ceiling beams, modern flooring and radiator. Open entrance to side leading to walk in pantry. A superb bespoke fitted kitchen comprising of solid oak work counters, belfast sink unit with mixer tap, integrated dishwasher, central island with cupboards and breakfast bar. Exposed brick recess housing space for range style gas cooker. Door to rear leads to rear lobby and boot room.

#### Walk in Pantry

9' 7" x 7' 7" (2.92m x 2.31m)

Leaded uPVC window to side aspect. A range of fitted units comprising larder cupboard, base cupboards and shelving, with solid oak work counters, space for american style fridge/freezer. Combination gas boiler. Modern flooring.

### Boot Room

9' 3" x 8' 8" (2.823m x 2.649m)

Accessed from the kitchen via the rear lobby, comprising uPVC windows to side and rear aspects. Door to side leads into the garden, ceiling beams quarry tiled flooring, cast iron multi fuel burning stove. Doors provide access into utility room and cloakroom.

### Utility Room

5' 7" x 4' 7" (1.69m x 1.408m)

Tiled floor, space & plumbing for washing machine, space for tumble dryer.

### Cloakroom

3' 5" x 4' 2" (1.049m x 1.266m)

uPVC window to side aspect, low flush w/c, wash hand basin and tiled walls

### First Floor Landing

17' 9" x 9' 5" (5.420m x 2.869m)

uPVC leaded double glazed window to front providing stunning far reaching open views. An impressive galleried landing with solid wood panels provides access to all bedrooms and bathroom suite.. Coving to ceiling, picture rail and dado rail. Loft hatch with bespoke wooden pull down ladders provide access into the attic

### Attic/loft room

15' 10" x 25' 5" (4.830m x 7.753m)

A substantial space currently used for storage but offering fantastic potential to be utilised as a hobby room or games room. Double built in storage cupboard and three Velux windows.

### Bedroom 1

16' 7" x 11' 8" (5.059m x 3.559m)

uPVC leaded double glazed window to front aspect. Coving to ceiling, radiator and original floorboards painted white. Door to side opens into en suite.

### En Suite

4' 7" x 4' 7" (1.4m x 1.394m)

uPVC leaded double glazed window to side aspect, tiled walls, tiled floor, walk in shower cubicle, close coupled W/C, vanity wash basin. Shaver point and extractor

### Bedroom 2

12' 8" x 11' 6" (3.858m x 3.502m)

Superb dual aspect double bedroom with uPVC leaded double glazed windows to front and side aspects. Coving to ceiling, radiator, dado rail. Feature cast iron fireplace housing gas fire.

### Bedroom 3

10' 8" x 11' 8" (3.254m x 3.551m)

Another dual aspect room with far reaching open views. uPVC leaded double glazed windows to side and rear aspects. Radiator, coving to ceiling, dado rail and painted floorboards.

### Bedroom 4

12' 8" x 11' 8" (3.858m x 3.562m)

uPVC leaded double glazed window to rear aspect, radiator, coving to ceiling and built in storage cupboard.

### Family Bathroom

9' 7" x 9' 4" (2.912m x 2.850m)

Two leaded uPVC double glazed windows to rear aspect. A luxurious 4 piece bathroom suite comprising of walk in corner shower cubicle, freestanding roll top bath, close coupled W/C, floating vanity wash basin, vertical radiator, heated towel rail, tiled floor, tiled walls, spotlight ceiling and extractor.

### Outside

The property resides within an individual mature private plot of approximately 0.42 acre ( subject to site survey). Access to the driveway is found via a gated entrance just off Sutton Road in the village of Bilsby. A large extensive driveway provides off road parking for multiple vehicles, leading to a detached garage. There is a large gravelled bed and lawned areas to the front, side and rear of the property, with established shrub/ hedge borders. There are stunning open views of countryside to all aspects and a large paved patio to the rear.

### Detached Garage

21' 11" x 8' 10" (6.67m x 2.680m)

Up and over door to front, windows to side and rear. Personnel access door to side. Light and power.

### Wooden store/BBQ hut

14' 0" x 12' 6" (4.26m x 3.80m)

Windows to side, sliding doors to front, tiled floor.





**Tenure**  
Freehold.

**Services**

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

**Viewings**

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

**Council Tax Information**

Band D: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)





OPEN 7 DAYS A WEEK

Monday to Thursday	9am to 5.30pm (Tuesday opening 9.30am)
Friday	9am to 6.00pm
Saturday	9am to 3.00pm
Sunday	11am to 2.00pm (Louth & Immingham closed)



GROUND FLOOR  
128.7 sq.m. (1385 sq.ft.) approx.



1ST FLOOR  
121.6 sq.m. (1309 sq.ft.) approx.



TOTAL FLOOR AREA : 250.3 sq.m. (2694 sq.ft.) 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.  
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