



Canticle Cottage Main Road

Willoughby, Alford

In need of modernisation – roof requires work – cash buyers only due to spray foam insulation in one half of the loft

Dating back approximately 350 years, this charming detached period home occupies a generous corner plot in the highly sought-after rural village of Willoughby, located on the edge of the Lincolnshire Wolds, a designated Area of Outstanding Natural Beauty.

Full of character and historic charm, the property retains an abundance of original features and offers over 1,900 square feet of spacious, versatile accommodation, while presenting an exciting opportunity for some sympathetic updating.

The accommodation briefly comprises a porch leading to a study, formal dining room and a cosy lounge featuring a wood-burner. There is also a breakfast kitchen, rear hall, cloakroom, utility room, shower room and two bedrooms on the ground floor.

To the first floor is an impressive master bedroom with a large dressing room and en-suite, together with a further bedroom and family bathroom.

The property stands on a plot of approximately 0.19 acre, subject to survey. Outside, there is a driveway to the rear providing off-road parking, along with a private enclosed rear garden, ideal for enjoying the peaceful village surroundings.

This unique and characterful home offers a rare opportunity to acquire a historic property in a picturesque countryside setting.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

 **NEWTON FALLOWELL**





ACCOMMODATION

Part glazed side entrance door through to the:

PORCH

Having windows to front & rear elevations and further part glazed door to the:

STUDY

9' 1" x 6' 5" (2.77m x 1.96m)

Having window to front elevation and wood effect flooring.

DINING ROOM

13' 8" x 12' 9" (4.17m x 3.89m)

Having window to front elevation, feature beams to ceiling, exposed bricks to one wall and wood effect flooring.

LOUNGE

18' 4" x 13' 9" (5.58m x 4.19m)

Having window to front elevation, feature beamed ceiling, wood effect flooring and brick-built fireplace with inset wood burner.

BREAKFAST KITCHEN

23' 0" x 10' 8" (7.02m x 3.26m)

Having two windows to side elevation, window to rear elevation, wood panelled ceiling with feature beams & inset ceiling spotlights and quarry tiled floor. Fitted with a range of units with work surfaces & tiled splashbacks comprising: belfast style sink with mixer tap inset to work surface, cupboards, space for fridge & freezer under, shelving over and tall unit to side. Further work surface with cupboards & drawers under, shelving over. Brick-built recess with inset range style cooker.





 **NEWTON FALLOWELL**



BREAKFAST KITCHEN

23' 0" x 10' 8" (7.02m x 3.26m)

Having two windows to side elevation, window to rear elevation, wood panelled ceiling with feature beams & inset ceiling spotlights and quarry tiled floor. Fitted with a range of units with work surfaces & tiled splashbacks comprising: belfast style sink with mixer tap inset to work surface, cupboards, space for fridge & freezer under, shelving over and tall unit to side. Further work surface with cupboards & drawers under, shelving over. Brick-built recess with inset range style cooker.

REAR HALL

Having two windows to rear elevation, door to rear garden, quarry tiled floor, feature beams & exposed timbers and staircase rising to first floor.

CLOAKROOM

Having window to rear elevation, low level WC and hand basin.

UTILITY

9' 0" x 6' 7" (2.75m x 2.00m)

Having window overlooking the rear hall and quarry tiled floor.

SHOWER ROOM

6' 4" x 3' 11" (1.94m x 1.20m)

Having window overlooking the rear hall, fully tiled shower enclosure with electric shower fitting and hand basin inset to unit with cupboard under.

BEDROOM THREE

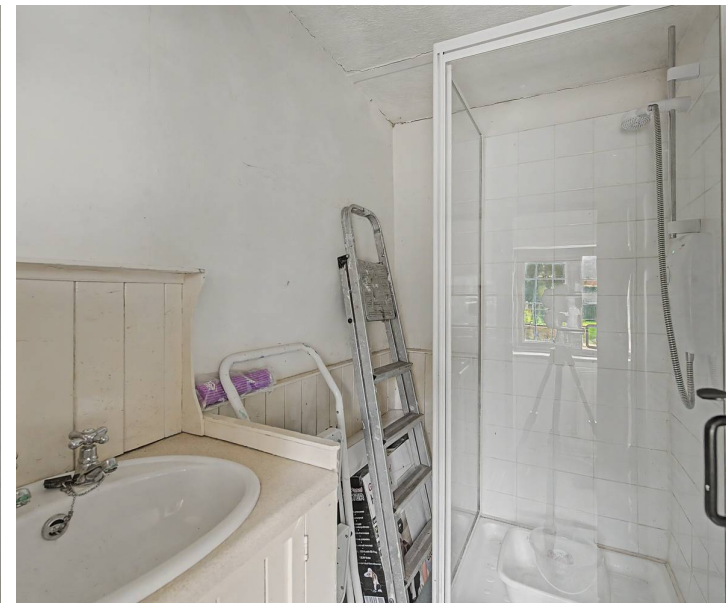
11' 6" x 8' 8" (3.50m x 2.63m)

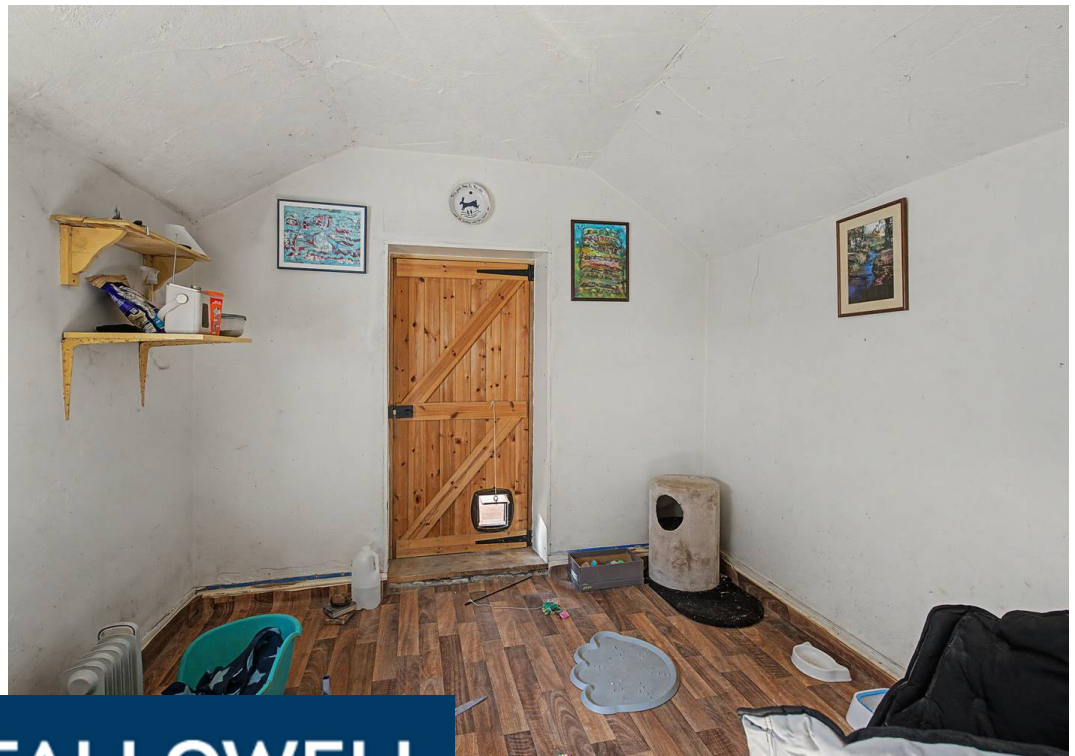
Having window to side elevation and wood effect flooring.

BEDROOM FOUR

11' 8" x 8' 2" (3.55m x 2.49m)

Having window to side elevation, door to rear elevation and wood effect flooring.





 **NEWTON FALLOWELL**





FIRST FLOOR LANDING

Having built-in cupboard.

MASTER BEDROOM

18' 1" x 14' 1" (5.50m x 4.29m)

Having window to front elevation.

EN-SUITE

6' 7" x 6' 0" (2.00m x 1.83m)

Having window to side elevation, wood effect flooring, wood panelling to dado height, shower enclosure with electric shower fitting, low level WC and hand basin inset to unit with cupboard under & mirror over.

DRESSING ROOM

13' 11" x 13' 3" (4.23m x 4.04m)

Having window to front elevation and wood panelling to dado height.

BEDROOM TWO

11' 1" x 10' 8" (3.38m x 3.25m)

Having window to side elevation

BATHROOM

8' 10" x 6' 3" (2.68m x 1.90m)

Having window to side elevation, wood panelling to dado height, panelled bath with mixer tap & hand-held shower attachment, low level WC and hand basin.



EXTERIOR

To the rear of the property there is a concrete area with an oil storage tank. Gated access leads to a brick-built garage and a lawned garden beyond with established trees. To the side of the property there is a further lawned garden and to the far rear there is a gated accessed off Hanby Lane which provides for ample off-road parking.

THE PLOT

The property occupies a plot of approximately 0.19 acre, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

SERVICES

The property has mains electricity, water and drainage connected. Heating is via an oil fired boiler serving radiators. The current council tax is band C. The property also has solar panels but they are not in working order.





 NEWTON FALLOWELL





LIFETIME LEGAL

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £72 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

AGENT'S NOTES

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.





Total area: approx. 180.2 sq. metres (1939.9 sq. feet)

Newton Fallowell Estate Agents

Newton Fallowell, 42 High Street - PE23 5JH

01790755222 • spilsby@newtonfallowell.co.uk • www.newtonfallowell.co.uk/spilsby