



Sunset House

Friskney

M A S O N S

— SINCE 1850 —



Sunset House

Main Road, Friskney,
PE22 8QS

Spacious 5-bedroom detached home (4-bed main house + 1-bed annexe)

Set on approx. half an acre (STS) with open countryside views

Two staircases, four reception rooms and conservatory

Shaker-style kitchen with range cooker and breakfast bar

Mature gardens with greenhouse, patios, trees and side allotment area

Twin garages, ample parking and timber outbuildings

Fibre broadband, oil central heating and multi-fuel stove

One-bedroom rear annexe with private entrance and bathroom

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Rich in space, flexibility, and charm, Sunset House is a beautifully updated Victorian home offering five bedrooms, expansive gardens, and a self-contained annexe - perfect for multi-generational living, holiday lets, or growing families. Set on a generous half-acre plot (STS) and surrounded by open fields, this elegant brick-built home combines rural tranquility with versatile living, just minutes from both Boston and Skegness.



Dating back to around 1880, the property was once two cottages before being reimagined as one spacious residence. Today, it balances character with modern practicality—offering four bedrooms in the main house and a private one-bedroom annexe to the rear, complete with its own entrance, bathroom and garden access. The current layout flows effortlessly across two staircases, multiple reception rooms and a superb conservatory that captures views of the mature garden and countryside beyond.



The heart of the home is the smart Shaker-style kitchen, fitted with solid woodblock worktops, range cooker and breakfast bar, all finished in a warm ivory tone. A large dining room, two lounges and a cosy sitting room with Inglenook fireplace and multi-fuel stove offer a wealth of space for entertaining or unwinding. The conservatory - fully glazed and beautifully tiled - makes the most of the open views, while a utility room, boot room and boiler room keep the home running efficiently.



Upstairs are four generous bedrooms, including a front-facing principal room with dual sash windows, and two bathrooms including a large wet room and a shower room. The annexe, ideal for relatives, guests or letting income, includes its own porch, bedroom, bathroom and access to the main house if desired.



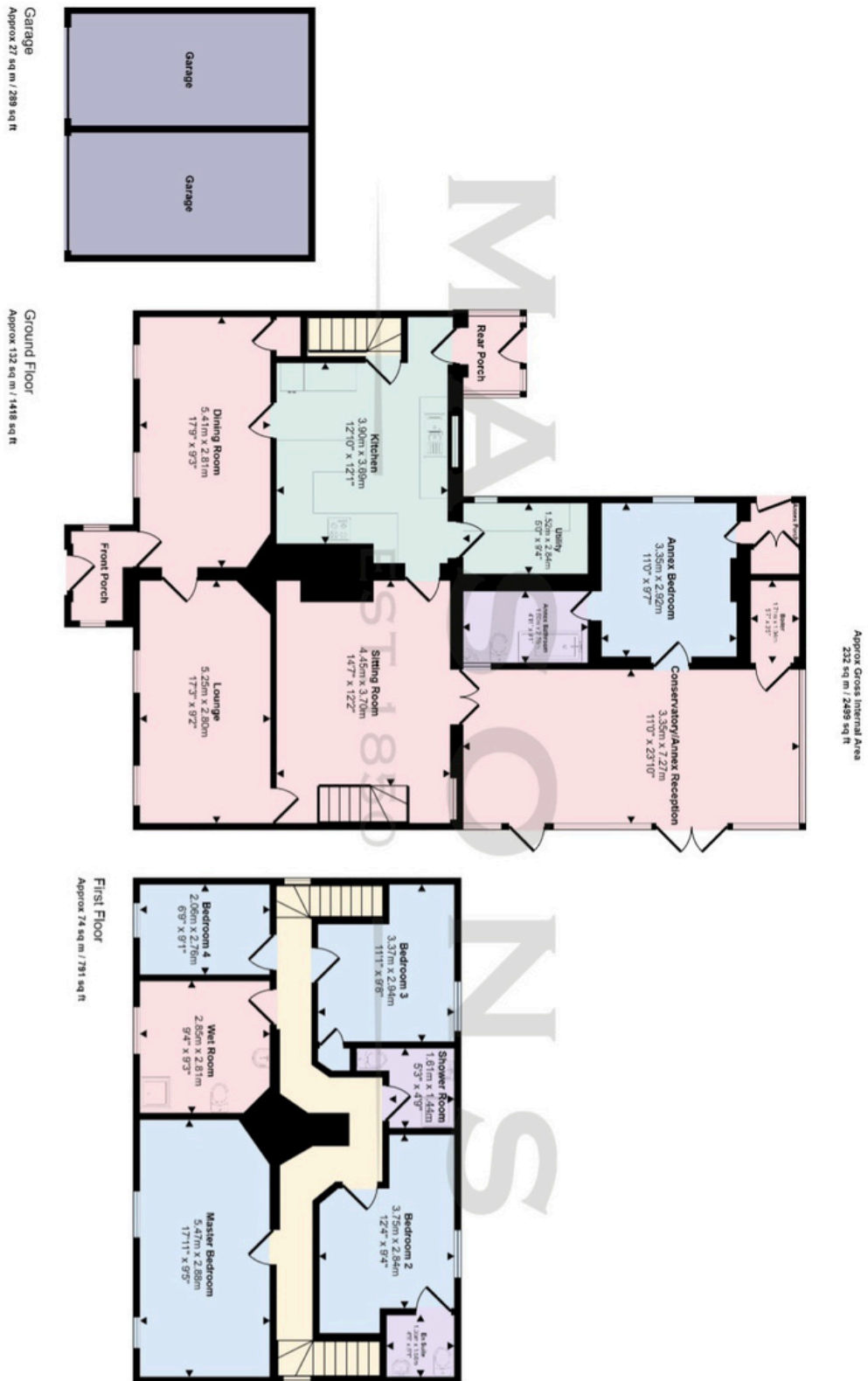






Outside, the garden is a haven of established trees, hedging and fruit trees, with lawns wrapping around the home and several distinct areas to enjoy - from the sun-trap patio to the enclosed side garden and the top-of-the-range 'Retreat Deluxe' hot tub (included in the sale). A greenhouse, sheds and twin garages provide practical outbuildings, while ample driveway parking ensures ease for all visitors.

With oil-fired heating (Worcester Greenstar boiler), double-glazed sash windows, fibre broadband, and rural views to front and rear, Sunset House is a rare and rewarding find - flexible, private and full of charm.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like real items.

Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale.

Friskney

Your Peaceful Fenland Retreat.



Friskney is a picturesque village in Lincolnshire, England, situated within the East Lindsey district. The village boasts a rich history, with its name appearing in the Domesday Book of 1086 as 'Frischenei'. Friskney is home to the Grade I listed All Saints Church, which dates back to the 12th century. The village is surrounded by low-lying fenland, offering expansive views and large skies, making it ideal for walking and nature enthusiasts. Friskney Decoy Wood, a 6-hectare nature reserve managed by the Lincolnshire Wildlife Trust, provides a peaceful woodland walk steeped in history. The community is active, with amenities including a village hall and local shops. Friskney offers a blend of historical charm and rural living, making it an appealing destination for visitors and residents alike.

Stretching for miles, the Lincolnshire coastline is home to stunning beaches, nature reserves, and picturesque villages, providing an ideal setting for those seeking a more relaxed, rural lifestyle. Areas like Skegness, and Mablethorpe offer thriving local communities, great schools, and a variety of amenities.

The region's natural beauty, including the renowned Gibraltar Point National Nature Reserve, makes it perfect for outdoor enthusiasts, with opportunities for walking, birdwatching, and cycling. Additionally, good transport links, including proximity to business hubs like Lincoln and Grimsby, ensure that residents can easily commute or enjoy day trips to larger urban centres.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band C

Services Connected

We are advised that the property is connected to mains electricity and water with a private drainage system but no utility searches have been carried out to confirm at this stage.

Tenure

Freehold

Directions

From Boston, travel north-east out of the town on the A16 road, continuing until the roundabout where you can turn right onto Wainfleet Road A52. Follow this road for some distance passing various villages along the way and on the approach to Friskney continue around the right hand and left hand bend staying on the A52 main road. The property will then be found on the right hand side a short way along.

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage.

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