



Old Vicarage Vicarage Lane, North Killingholme

£495,000 Freehold

IMPRESSIVE, GRADE II LISTED, DETACHED PERIOD HOME • CIRCA 2 ACRE PLOT • DETACHED FORMER VILLAGE HALL WITH HUGE POTENTIAL • GROUND FLOOR CONTAINED ANNEX • 3 FINE RECEPTION ROOMS • 5 DOUBLE BEDROOMS • MANY STRIKING ORIGINAL FEATURES • IN NEED OF SOME MODERNISATION • VIEWING IS ESSENTIAL TO FULLY APPRECIATE

Charming Grade II listed home on two acres, nearly 4,000 sq ft, five bedrooms, self-contained annexe, former Village Hall, paddock, formal gardens, requires modernisation.

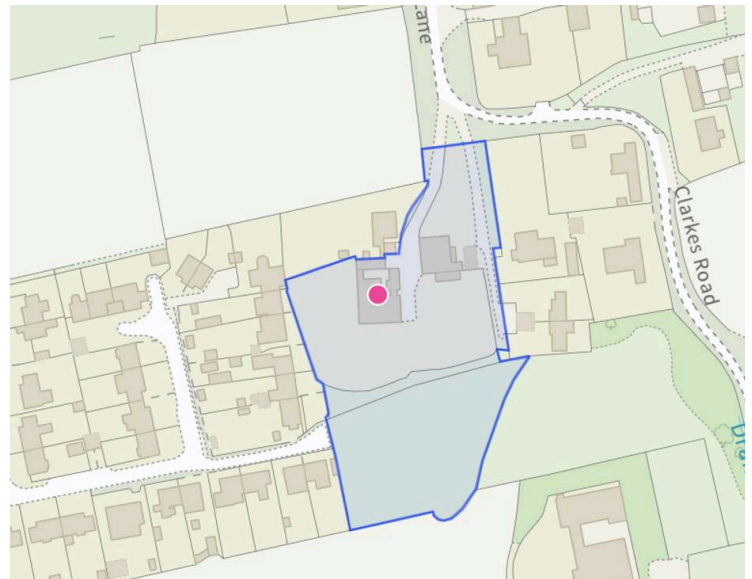
Council Tax band: E

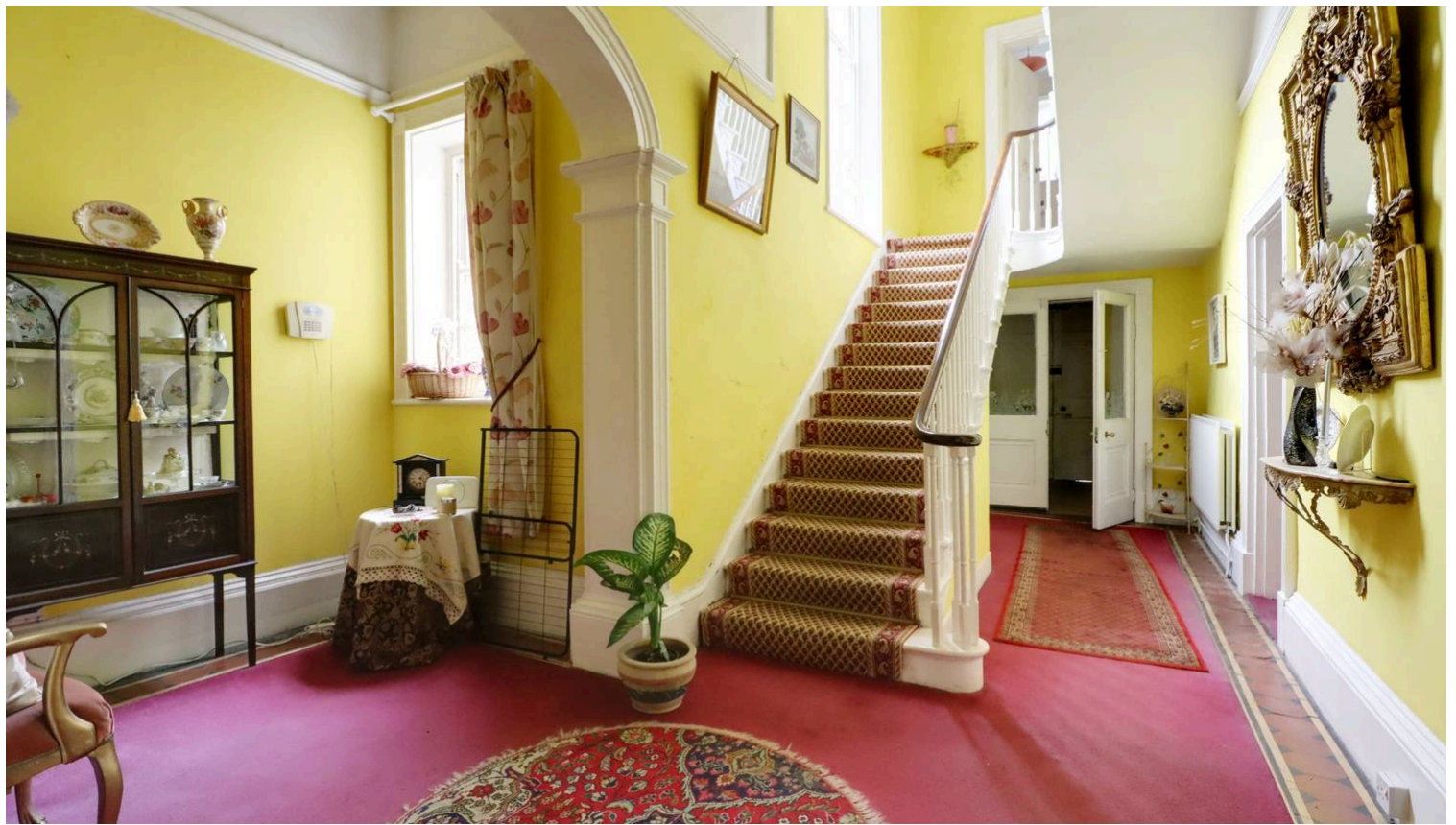
Tenure: Freehold

EPC Energy Efficiency Rating: G

EPC Environmental Impact Rating: G

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Side Entrance Porch

8' 0" x 5' 8" (2.44m x 1.73m)

Having original panelled double opening entrance doors, clad finish to walls and an internal French glazed doors leads through to;

Main Reception Hallway

8' 0" x 23' 9" (2.45m x 7.25m)

Having vertical sliding single glazed sash window, handsome staircase leading to the first floor accommodation with open spell balustrading and contrasting hand rail, picture railing, wall to ceiling coving and ceiling rose.

Formal Dining Room

16' 9" x 19' 8" (5.10m x 6.00m)

Enjoys a dual aspect with front and side vertical sliding single glazed sash window, exposed floorboards, dado railing, picture railing, handsome open fireplace with brick chamber, marble hearth, wooden surround and projecting mantel.





Fine Main Living Room

16' 5" x 28' 8" (5.00m x 8.73m)

With front single glazed entrance door with top light and front and side vertical sliding single glazed sash windows, handsome marble fireplace, dado railing, picture railing, wall to ceiling coving and two ceiling roses.

Drawing Room

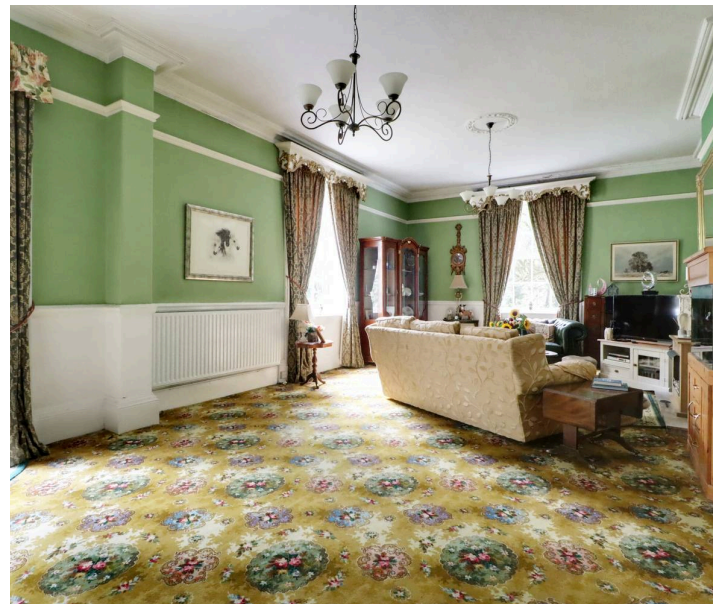
13' 11" x 16' 8" (4.25m x 5.07m)

With side vertical sliding single glazed sash windows, handsome marbled fireplace with wooden surround and projecting mantel, picture railing, twin bespoke built display shelving and doors through to;

Kitchen

14' 11" x 17' 4" (4.54m x 5.28m)

With side single glazed window. The kitchen enjoys an extensive range of bespoke fitted furniture finished in an Old English White with low level units, drawer units and wall units with a complementary patterned worktop with tiled splash backs incorporating a one and a half bowl ceramic sink unit with drainer to the side and block mixer tap, space for a cooker, slate tiled flooring and large cast iron multi fuel stove.





Pantry

9' 6" x 9' 1" (2.90m x 2.76m)

Single glazed side window, slate tiled flooring and fitted shelving.

Rear Entrance Porch

4' 11" x 9' 0" (1.50m x 2.75m)

Side single glazed window, rear single glazed panelled entrance door leads to a pleasant enclosed court yard, tiled flooring and part tiling to walls.

Annex Seating Area

6' 2" x 9' 6" (1.88m x 2.90m)

Side single glazed window, TV point and an opening through to;

Annex Bedroom

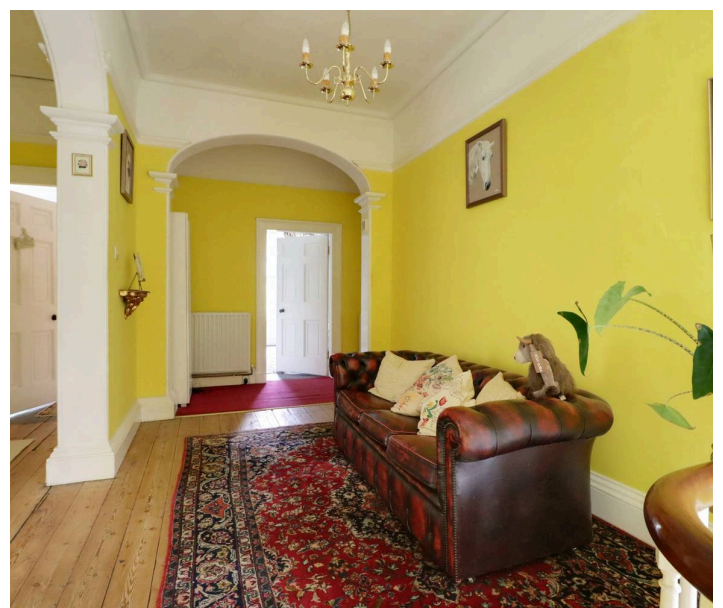
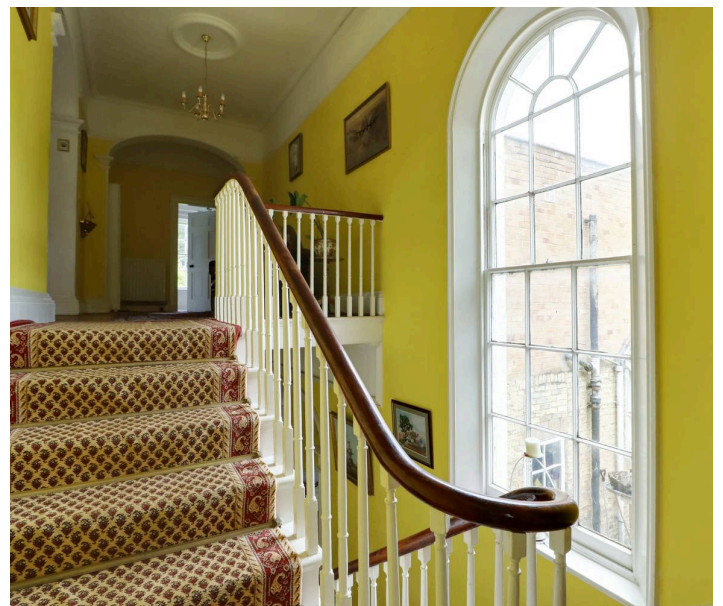
7' 11" x 9' 8" (2.42m x 2.95m)

Side single glazed window and doors to a lounge and en-suite shower room.

Annex Shower Room

7' 11" x 5' 5" (2.42m x 1.66m)

Rear single glazed window. provides a three piece suite comprising a low flush WC, wash hand basin, shower cubicle with electric shower and glazed screen and tiling to walls.





Annex Lounge

17' 9" x 8' 4" (5.42m x 2.53m)

Surrounding windows two being single glazed and two uPVC units.

First Floor Half Landing

Feature arched top vertical sliding single glazed sash window and continuation of open spell balustrading with contrasting hand rail.

Landing Cloakroom

6' 3" x 5' 11" (1.90m x 1.80m)

Side single glazed sash window, providing a two piece suite comprising a low flush WC, vanity wash hand basin, exposed floor boards and clad finish to the ceiling.

Main Landing

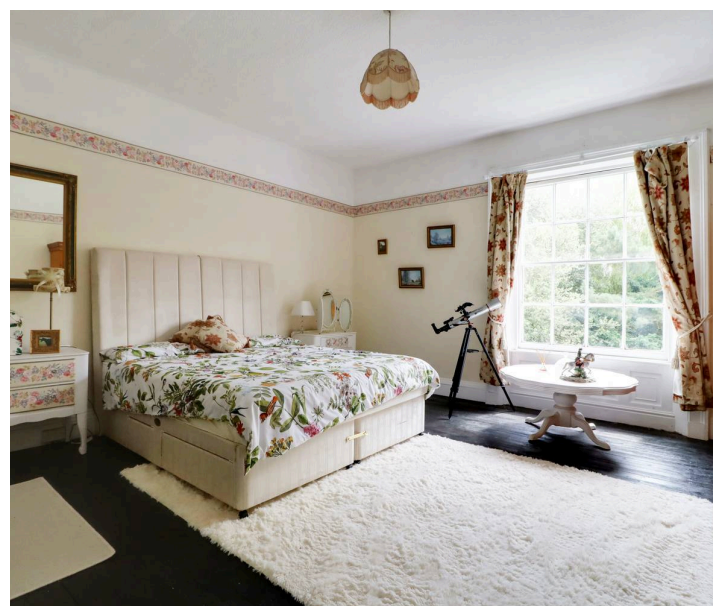
8' 0" x 23' 10" (2.45m x 7.27m)

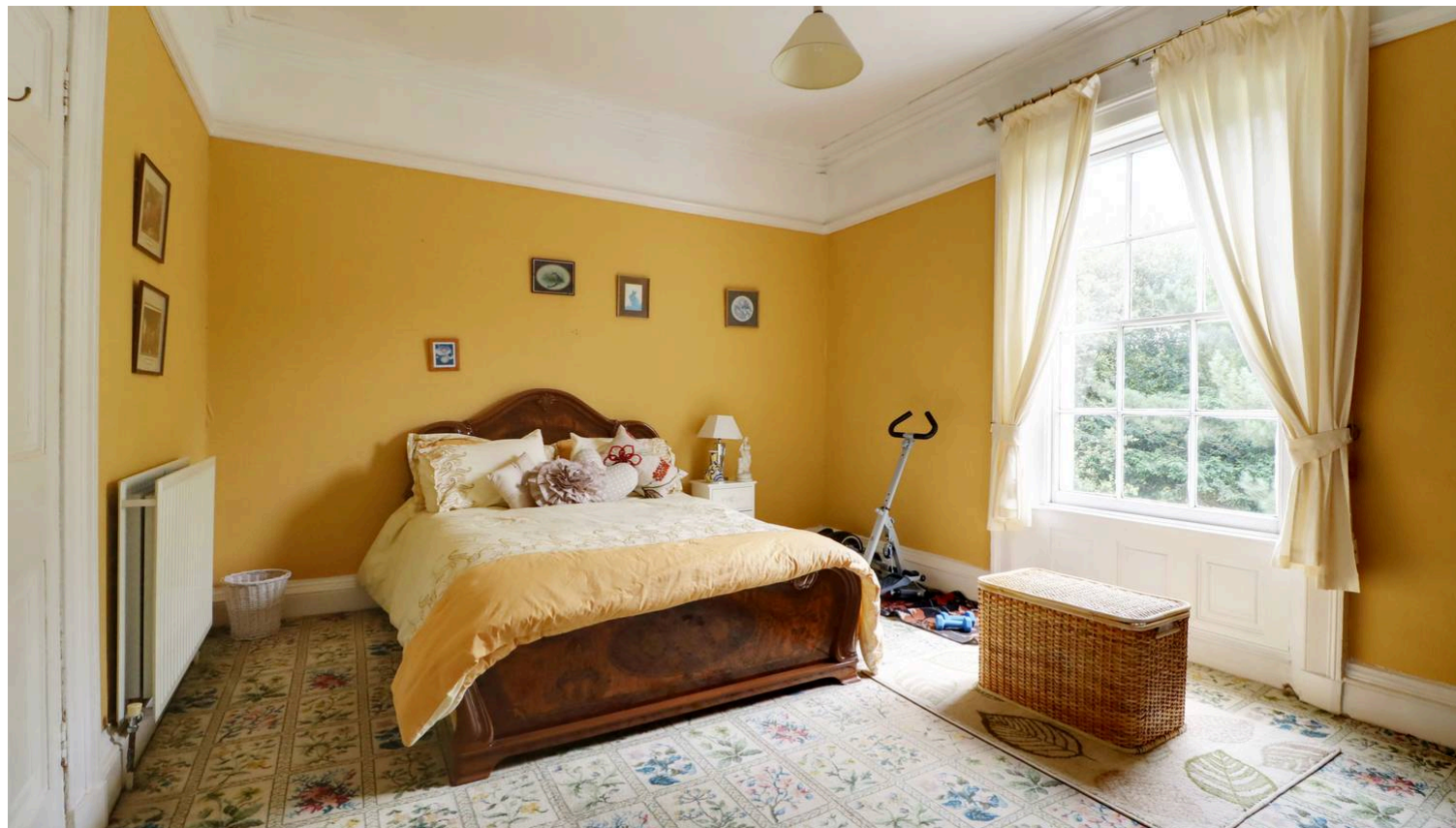
Rear single glazed window, large built-in storage cupboard, picture railing, twin ceiling rose and doors to;

Master Bedroom 1

16' 9" x 16' 2" (5.10m x 4.94m)

Enjoys a dual aspect with front and side single glazed sliding sash windows, exposed floorboards, picture railing, wall to ceiling coving, feature free standing roll top bath and a vanity sink unit.





Front Double Bedroom 2

16' 10" x 16' 3" (5.12m x 4.95m)

Front single glazed vertical sliding sash window, exposed floorboards and built-in storage cupboard.

Front Double Bedroom 3

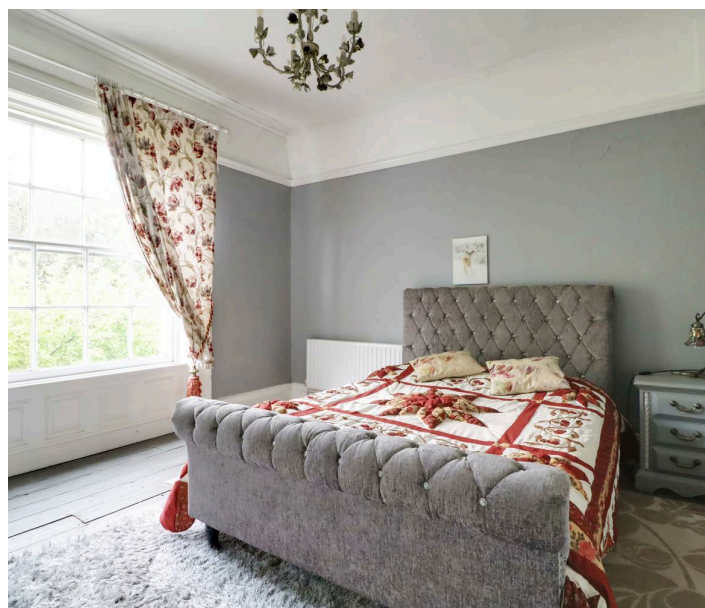
12' 6" x 15' 9" (3.80m x 4.80m)

Front single glazed vertical sliding sash window, picture railing, wall to ceiling coving and corner fitted storage cupboard.

Double Bedroom 4

14' 0" x 12' 10" (4.26m x 3.90m)

Side single glazed vertical sliding sash window, exposed floorboards, airing cupboard with cylinder tank and built-in storage cupboard.



Double Bedroom 5

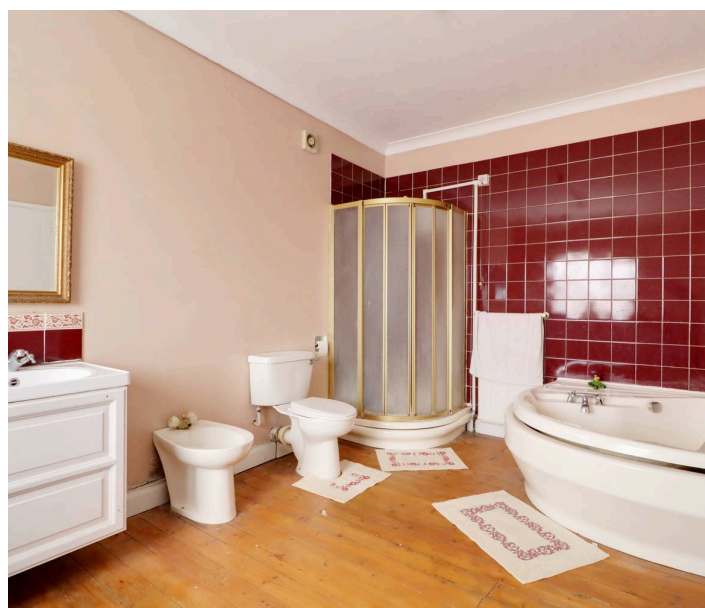
15' 0" x 13' 3" (4.57m x 4.05m)

Side single glazed timber framed window and wall to ceiling coving.

Bathroom

15' 0" x 9' 8" (4.56m x 2.95m)

Rear single glazed window providing a six piece suite comprising a corner fitted panelled bath, shower cubicle with electric shower, low flush WC, bidet, twin wash hand basin with fitted base storage units, exposed floorboards and part tiling to walls.





Old Coach House

16' 0" x 18' 2" (4.88m x 5.53m)

Tandem Length Single Garage

37' 5" x 12' 6" (11.40m x 3.80m)

Central Heating

Solid fuel central heating system.

Double Glazing

Single glazed windows with the exception of the odd unit being uPVC.





Grounds

The property sits in approximately 1.85 acres having a twin driveway providing extensive parking for numerous vehicles with a central lawned garden with mature trees. Beyond the former Village Hall there are well tended lawned gardens with mature planting offering a rare variety of plants. Gardens continue across the front and side of the property similarly being principally lawned with mature planting having a traditional five bar timber gate leading to a front paddock of which provides a wild garden area currently and does offer potential for access from the garden village.

Outbuildings

The property has the benefit of the original Guildhall and then former Village Hall which of which is in brick construction and in a state of requiring immediate repair, there is a Nissan hut and external open fronted storage.

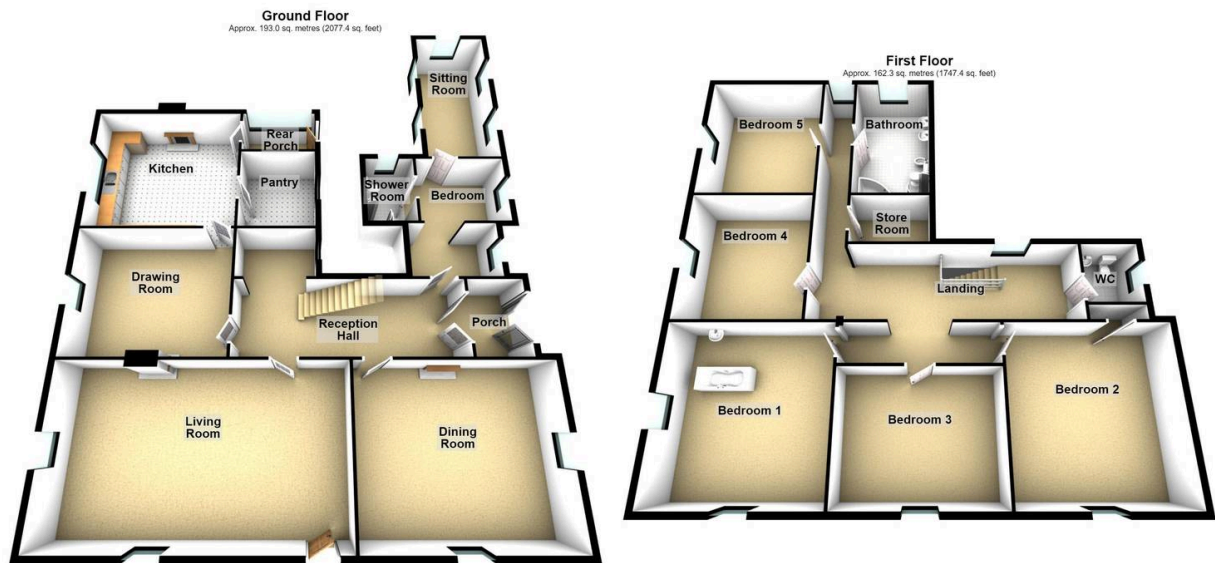
Large Village Hall

27' 11" x 28' 10" (8.51m x 8.80m)

With an inner hallway leading to a tack room with an adjoining stable as external access and to allows access to;







Total area: approx. 355.3 sq. metres (3824.8 sq. feet)

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