



CHOICE PROPERTIES

Estate Agents

Sunnyside Alford Road,
Alford, LN13 0HU

Price £595,000



Exceptional Detached Residence with Two-Bedroom Holiday Cottage

Choice Properties are delighted to present this exceptional and versatile detached residence, occupying a generous plot in the sought-after village of Thoresthorpe, just a short distance from the thriving market town of Alford. The main residence offers a beautifully presented and spacious four-bedroom family home, providing excellent accommodation for modern family living. In addition, the property benefits from a detached two-bedroom holiday cottage, creating an exciting opportunity for those looking to generate an established income, accommodate extended family or provide a private guest space. Set within generous grounds, Sunnyside offers a rare combination of space, versatility and income potential, making it equally appealing to families, lifestyle buyers, investors and those looking for a property with additional accommodation. The main house provides well-proportioned living accommodation with a welcoming reception space, modern kitchen, comfortable bedrooms and useful additional areas, while the separate holiday cottage offers its own independent living accommodation, kitchen, bedrooms and bathroom. Outside, the property enjoys a generous plot with gardens, parking and excellent potential for further enjoyment of the surrounding grounds. Situated in the popular village of Thoresthorpe, the property is ideally placed for access to Alford and the surrounding Lincolnshire Wolds, while the east coast and beautiful Lincolnshire coastline are also within easy reach. A truly versatile property offering a four-bedroom family home PLUS a detached two-bedroom holiday cottage – an exceptional opportunity with genuine income and lifestyle potential.

The spacious main residence has been finished to a high standard throughout and offers flexible accommodation perfectly suited to modern family living. At the heart of the home is a stylish kitchen/breakfast room featuring a stunning double-sided wood-burning stove, creating a striking focal point shared with the welcoming lounge. A generous ground floor bedroom offers excellent versatility, making it ideal for multi-generational living, guests or those seeking single-level accommodation, while a separate office provides the perfect space for those working from home.

To the first floor are three further well-proportioned bedrooms together with a contemporary family bathroom, all presented in excellent decorative order.

Separate from the main residence is a detached two-bedroom holiday cottage, offering excellent potential as a holiday let, guest accommodation, annexe or an additional source of income (subject to any necessary consents).

Externally, the property enjoys mature gardens surrounding the home, providing a wonderful degree of privacy together with plenty of outdoor space to enjoy. Further benefits include a garage, useful outbuildings and ample off-road parking.

Situated just a few minutes from Alford, the property enjoys easy access to a range of local amenities including shops, cafés, schools and healthcare facilities, whilst the beautiful Lincolnshire coastline and countryside are both within easy reach.

This is a truly unique opportunity to acquire a substantial family home with the added benefit of a detached holiday cottage, combining flexible living with excellent lifestyle and investment potential. Early viewing is highly recommended.

Entrance Hall / Office Space

Double glazed door, stairs to first floor landing, double glazed window to rear, under stairs storage cupboard, radiator.

Lobby

Double glazed door, double glazed window to side.

Cloakroom

Kitchen / Dining Room

Double glazed box bay window to front, double glazed window to side, door to rear opening to conservatory, range of eye level and base units, Butler style sink, space for range style cooker, built in dishwasher, feature island, feature wood burner, space for appliances, radiator.

Utility Room

Double glazed window to side, range of eye level and base units, space for appliances.

Lounge

13' x 11'10"

Double glazed box bay window to front, feature wood burner, double glazed bay window to side with double glazed French doors to garden, radiator.

Conservatory

13'2x 8'

Double glazed window to side and rear, double glazed French doors to side opening to garden, tiled floor.

Bedroom One

14'6 x 9'8"

Double glazed windows to side, radiator.

Landing

Built in storage cupboard, radiator.

Bedroom Two

13'2x 12'1"

Double glazed window to front and side, radiator.

Bedroom Three

13'1x 11'11"

Double glazed window to rear, built in wardrobes, radiator.

Bedroom Four

13'3x 8'1"

Double glazed window to front and side, built in storage cupboard, radiator.

Bathroom

Obscure double glazed window to rear, white suite comprising low level W.C, pedestal wash hand basin with mixer tap, spa bath with centre mixer tap, shower fitted above bath, heated towel rail, part tiled walls.

Garden

Mainly laid to lawn, flowers, trees and shrubs, fruit trees, patio area, summer house, shed, log store, two brick built stores.

Garage

Twin opening doors, side access.

Driveway

Gated, leading to garage, providing ample off road parking space.

The Cottage

Lounge / Dining / Kitchen

19'11x 16'9

Double glazed windows, double glazed French doors opening to garden, range of eye level and base units, stainless steel with mixer tap and drainer, built in oven, hob and extractor fan, space for appliances, part tiled walls, radiator.

Bedroom One

10'2x 8'7

Double glazed window, radiator.

Bedroom Two

10'3 x 7'1

Double glazed window, radiator.

Bathroom

White suite comprising low level W.C, pedestal wash hand basin with mixer tap, panelled spa bath, shower fitted above bath, part tiled walls, heated towel rail.

Garden

Mainly laid to lawn, flowers, trees and shrubs, patio area.

Driveway

Providing off road parking space.

Tenure

Freehold

Council Tax Band

Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band C

Making An Offer

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Opening Hours

Monday - Friday: 9am - 5pm

Saturday: 9am - 3pm

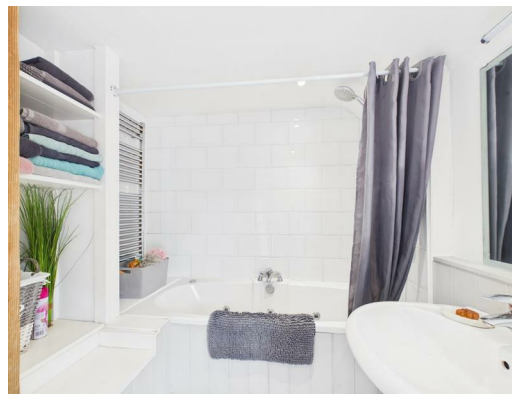
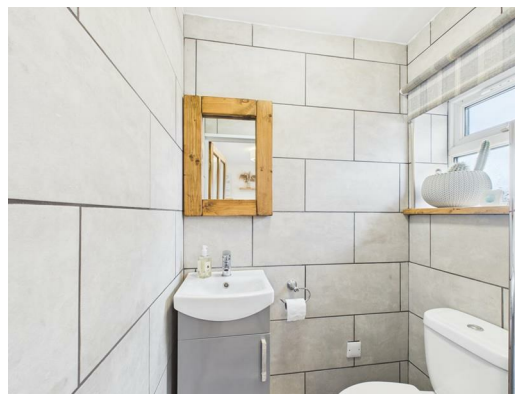
Viewing Arrangements

Contact Choice Properties on 01507 462277

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

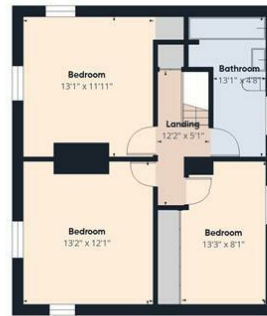








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area^m
1956 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Directions

Please use postcode LN13 0HU to locate the property.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		89	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E	55		(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

