



**55 SOUTH STREET
ALFORD, LN13 9AN**

**£450,000
FREEHOLD**

Proudly presenting 'South House'

A magnificent residence of character perfectly positioned within the historic market town of Alford, also offering the rare opportunity of a separate self contained two bedroomed annexe, fondly known as 'The Apple Loft'.



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Description

Nestled on South Street in Alford, this charming character residence offers a unique blend of traditional elegance and modern convenience.

Spanning an impressive 1,916 square feet, the main house features four spacious bedrooms and two well-appointed bathrooms, making it perfect for family living.

The heart of the home is a large open-plan living, dining, and kitchen area, ideal for entertaining and family gatherings.

Additionally, the property boasts a cosy sitting room with log burner, a snug for quiet moments, and a delightful garden room that invites the beauty of the outdoors inside.

Complementing the main residence is 'The Apple Loft', a separate two-bedroom annexe that provides versatile living options. This self-contained space includes an open-plan living and dining kitchen, a ground floor WC, and a bathroom, along with two bedrooms and an additional WC on the first floor. This makes it an excellent choice for guests, extended family, or even as a holiday let business opportunity.

Set within approximately 0.28 acres of enclosed gardens, the property is accessed via a sweeping gated return reception driveway, offering ample parking for numerous vehicles.

The beautifully maintained gardens provide a serene outdoor space for relaxation and recreation.

Conveniently located close to Alford town centre, this residence offers easy access to local schools and amenities, making it an ideal live-work opportunity for families. With its blend of character, space, and functionality, this property is a rare find that promises a delightful lifestyle.

Entrance

An impressive hardwood entrance door opens into an entrance way with ornate tiled flooring and glass panelled door into:

Open Plan Living Dining Kitchen

The present owners have created this incredible open plan living dining kitchen space that acts as the heart of this family home whilst still retaining beautiful character features throughout.

With engineered oak flooring flowing throughout, there is ample space for a large dining table and a comfortable sitting area with focal fireplace, built in display shelving and storage cabinets to the chimney breast recesses and the large inset logburner for added cosiness. This wonderfully light area is further complimented by double glazed feature sash window to the front and full length double glazed window to the side.

Continuing into the Kitchen area, the large central island is perfect for working and entertaining and is complimented by storage shelves, drawers and cupboards beneath the thick hardwood work surface. Matching units align the walls with inset double ceramic

sink with tiled upstands above and an integral dishwasher. The farmhouse style inglenook oven is a characterful feature and also offers neighbouring further storage options with fitted cupboards and worksurface to the side. The high ceilings are graced with two pulley laundry drying racks to add to the ambience and a large sash feature double glazed window overlooks the front garden. Door to:

Inner Hall

With the ornate spindle and balustrade staircase rising to the bathroom and first floor bedrooms and alcove cupboard beneath, with door to:

Sitting Room

The welcoming reception room has a beautiful double glazed bay window to the side elevation and focal fireplace with inset logburner, offering ample space for armchairs and sofas. An open arch invites us to:

Snug

Full length glass panelled double glazed double doors open onto the rear garden and a useful range of fitted display cabinets, books shelves and cupboards make this an ideal reading area

Inner Lobby

Offering a multitude of uses, this wide Inner Lobby could be enhanced as a Gym or Hobby Room with a vast range of useful fitted storage cupboards. With door to the Utility and open arch to the Garden Room.

Utility Room

An impressive sized working area with fitted units to base level, space for washing machine, fridge, freezer or tumble dryer, dual aspect views provided by double glazed windows to the front and side, ample worksurface space and useful inset sink unit, tiled upstands and further complimenting units to eye level.

Garden Room

A wonderfully bright room with vaulted ceiling, door to the gardens and door to:

Ground Floor Bathroom

The modern ground floor family bathroom offers a vanity wash hand basin, WC, panelled bath with side splashscreen and electric shower above, non slip vinyl tiled flooring and pastel pink gloss finished tiled upstands and splashbacks.

Landing

The split level Landing winds to the first floor with door to the Family Bathroom then continuing onwards with a stunning double glazed feature window to the rear and decorative alcove.

First Floor Bathroom

With a luxurious sunken bath, mosaic tiled splashbacks, side splashscreen and direct feed shower above, WC and vanity wash hand basin with further complimenting mosaic tiling and circular sink with velux style window to the partially sloped ceiling.

Bedroom One

The spacious main bedroom features a large double glazed sash window to the front, ornate original fireplace and door to:

Dressing Room

With double glazed window to the front, hanging rails and shelving, this useful Dressing Area may also lend itself to being utilised as an Ensuite if desired (subject to necessary permissions)

Bedroom Two

Dual aspect views provided by two full length double glazed sash feature windows to the front and side, this spacious second bedroom may easily accommodate a double bed, study area and guest bed/futon

Bedroom Three

A full length double glazed sash feature windows to the side, the third bedroom is also of generous double proportions.

Bedroom Four

With double glazed sash window to the side, the final bedroom benefits from a storage/furniture alcove

Outside

The wraparound grounds are a tranquil setting that offer so much potential.

The reception driveway is accessed by a timber five bar gate to each entrance and curves around the front formal lawns and trees, bordered by well established flowerbed borders with a convenient parking area tucked to the side of the main property. The Apple Loft and the Home Office is situated separately to the side of the main residence and there is further gated access that opens onto the rear garden and provides access to the Garage and Store/Workshop.

The rear garden is set predominately to lawns with mature trees to the borders, space for garden sheds/summerhouse/dog kennel and an extensive paved patio area runs along the rear of the property, perfect for summer BBQs and an additional raised decking patio area with canopy over offers a sheltered dining spot as well.

The vegetable beds and greenhouse area runs along the far side of the gardens, ideal for the keen 'grow your own' gardeners!

The Apple Loft

This quirky conversion offers endless potential for those seeking an annexe for relatives or those keen to operate a holiday let, with the added bonus of a ground floor Home Office / Treatment room accessed just to the front of the building.

Entrance

Barn style surround with glass panelled entrance door opening into the Entrance Hall with door to a downstairs WC (perfect for those using the Home Office space next door)

WC

With WC and vanity wash hand basin.

Bathroom

With panelled bath and electric shower over, tiled splashbacks, side shower curtain, wash hand basin and vanity mirror and lighting above.

Open Plan Living Dining Kitchen

Accessed via the staircase, the open plan living dining kitchen area is cleverly designed to maximise the space and ensure comfortable living. The Kitchen area offers ample storage and workspace with inset sink unit, space for fridge, electric fan oven and hob above and window to the rear. The Dining Area enjoys a velux style window to the vaulted ceiling and the living area is a cosy space to relax and unwind in.

Doors lead to the WC and Two Bedrooms.

WC

Offering convenient first floor facilities, with WC and vanity wash hand basin with vanity mirror above.

Bedroom One

With characterful window to the front, further 'Velux' style window to the sloped ceiling and a fitted storage cupboard.

Bedroom Two

The large second bedroom may easily serve as an additional reception room or twin room with characterful small windows to the rear and 'velux' style window to the partially sloped ceiling.

Home Office

Formerly used as a Study and Treatment Room, with useful vanity wash hand basin to the far corner and window to the front.

Garage

With up and over door, this larger and wider than average single garage is a useful space and also offers an internal door to the adjacent Store/Workshop.

Store/Workshop

A large useful storage area with separate entrance door and window.

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ADDITIONAL INFORMATION

Local Authority – East Lindsey District Council

Council Tax – Band E

Viewings – By Appointment Only

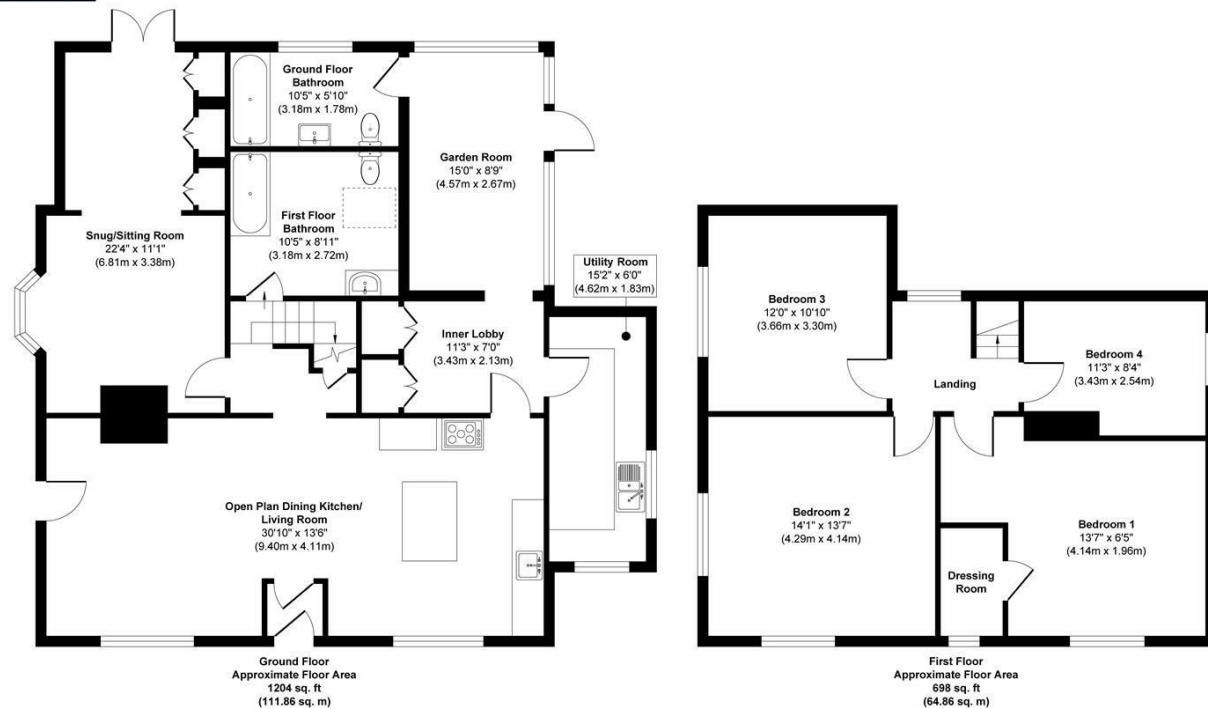
Floor Area – 1916.00 sq ft

Tenure – Freehold





South Street, Alford



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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