



# CHOICE PROPERTIES

## *Estate Agents*

The Barn Alford Road,  
Alford, LN13 0NF

Asking Price £415,000



Choice Properties are delighted to bring to market this individualistic two bedroom detached converted barn situated on Alford Road located on the edge of the charming village of Withern. With original features throughout the property is packed with authentic charm and is comprised internally of a kitchen, living room, utility room, bathroom, study, downstairs wc, and two bedrooms. To the exterior, the residence benefits from a range of outbuildings consisting of a double garage, three workshops and a extensive open garage, as well as also featuring spacious garden and a large driveway. Early Viewing Is Highly Advised.

This impressive converted barn is packed full of character and internally comprises:-

### **Kitchen**

Fitted with base units with work surfaces over. One bowl stainless steel sink with single taps and drainer. Multi fuel burner. Space for range cooker. Tiled flooring. Beamed ceilings. Space for a dining room table. Hardwood external door to front and rear aspect. Hardwood internal door to reception room and living room. Dual aspect windows. Power points.

### **Utility**

With Belfast ceramic sink. Window to side aspect. Space for fridge freezer. Power points. Hardwood external door leading to garden.

### **Living Room**

With dual aspect windows. Large multi fuel burner in spacious fireplace with stone hearth and brick surround. Hardwood flooring. Beamed ceilings. Tv aerial point. Power points.

### **Hallway**

With paved stone flooring. Large external hardwood door to front aspect. Staircase to first floor landing. Hardwood internal doors to study and wc. Window to rear aspect. Power points.

### **Study**

With hardwood flooring. Window to rear aspect. Power points. Telephone point.

### **WC**

Fitted with a pedestal wash hand basin with single tap and a low level wc. Hardwood flooring. Extractor. Window to front aspect.

### **Landing**

With hardwood internal doors to all first floor rooms. Hardwood flooring. Beamed ceilings. Loft hatch. Alarm system for bedroom 1. Storage cupboard housing hot water tank.

### **Bedroom 1**

Double bedroom with hard wood flooring and beamed ceilings. Window to rear aspect. Power points.

### **Bedroom 2**

Double bedroom with hard wood flooring and beamed ceilings. Window to rear aspect. Power points.

### **Bathroom**

Fitted with a three piece suite comprising of panelled bath with shower attachment, Low level wc, and a pedestal wash hand basin with single taps. Part tiled walls. Extractor. Window to front aspect. Beamed ceilings. Hardwood flooring.

### **Garage**

Double brick built attached garage with twin double opening timber garage doors. Fitted with power and lighting. Consumer unit. Integral door to workshop 1.

### **Workshop 1**

Fitted with power and lighting. Vaulted ceilings. Skylight. Paved stone flooring. External door leading to rear garden. Window to side aspect.

### **Workshop 2**

Comprising of two rooms. Both fitted with power and lighting and vaulted ceilings. Two windows to side aspect. Hardwood external door leading to rear garden. Consumer unit.

### **Workshop 3**

Fitted with power and lighting. Vaulted ceilings. Consumer unit.

## **Open Garage**

Fitted with power and lighting. Vaulted ceilings. Door leading to front garden.

## **Gardens**

The property benefits from a variety of garden space to both the front and the rear. To the front is an expansive laid to lawn garden which wraps round the side of the property where various outdoor storage shed can be found. This front garden is home to a plethora of mature trees, plants, and shrubs. To the rear is a fully enclosed courtyard style laid to lawn garden which is only accessible via the inside of the property which provides an extra level of privacy. This garden is also home to a variety of mature trees, plants, and shrubs which all add a kaleidoscope of colour to the garden space.

## **Driveway**

The property boasts an extensive driveway which provides ample off the road parking space for several large vehicles.

## **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](http://www.e-lindsey.gov.uk)

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

## **Viewing Arrangements**

By appointment through Choice Properties on 01507 462277.

## **Opening Hours**

Monday to Friday 9.00 a.m. to 5.00 p.m.  
Saturday 9.00 a.m. to 3.00 p.m.

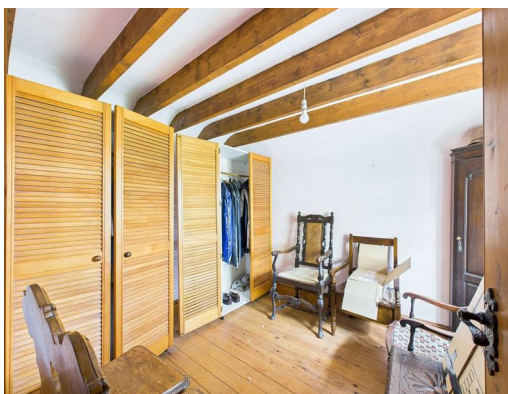
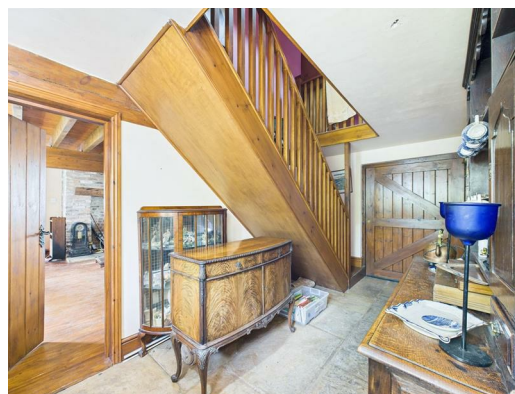
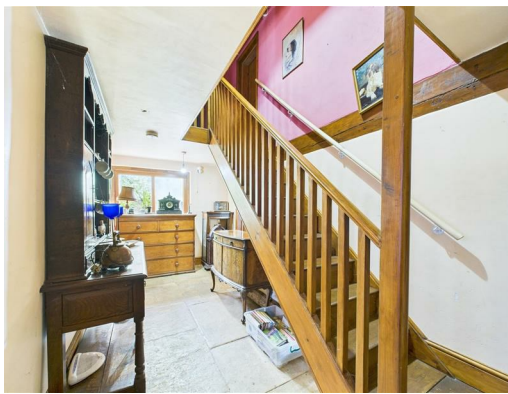
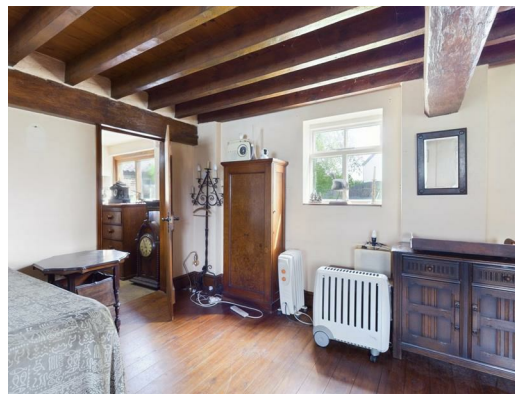
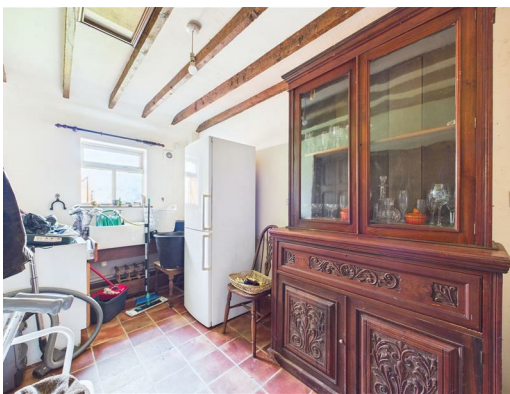
## **Making An Offer**

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.

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



Floor 1

Approximate total area<sup>m</sup>

2677 ft<sup>2</sup>

Reduced headroom

16 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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# Directions

From our Alford office head North along South Market Place then turn right at the T junction onto East Street. Continue for 2.5 miles then bear left onto the B1373 toward Withern. Continue on this for 2 miles and you will find the property on your left hand side just before you enter the village of Withern.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(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 <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

