



Dalby Road, Partney, Spilsby, Lincs, PE23 4PQ

- BEAUTIFUL, VERY SPACIOUS 3,500 sq ft, WELL presented detached PERIOD property circa 1856, former school house on VERY GENEROUS 0.4 ACRE PRIVATE plot (sts) incl church views
- FLEXIBLE ACCOMMODATION if required including SELF CONTAINED ANNEX with 2 DOUBLE bedrooms, 2 en-suites, 2 receptions, kitchen and its own front door
- GENEROUS front & rear GARDENS incl paved patio, decking, fruit trees, grape vines, soft fruit beds, timber raised planters, miniature pond, large wooden shed, external lighting & water tap
- NEW 2022 Wren KITCHEN BREAKFAST incl 3 ceiling lights, granite worktops, peninsula unit, soft closures, Rangemaster Nexus SE range cooker, Bosch combination microwave oven etc
- SEVEN receptions (incl 375 sq ft games room with balcony) plus 225 sq ft GARDEN STUDIO, FIVE DOUBLE bedrooms, FOUR bath/shower rooms plus W.C.
- EXTENSIVE secure PARKING for 8 CARS incl for CARAVAN if required, and integral GARAGE (having light, power, & pedestrian door to hall)
- 225 sq ft triple aspect GARDEN STUDIO incl FRENCH doors, full height UPVC double glazing, mezzanine, integral store room, power, Belfast sink and currently disconnected water supply
- UTILITY ROOM and ANNEX KITCHEN incl range base & wall units, electric oven, ceramic hob, sink, space/plumbing for washing machine etc

Price £600,000



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DESCRIPTION

Beautiful, very spacious 3,500 sq ft, well presented detached period property circa 1856, a former school house, on a very generous 0.4 acre plot (sts) incl church views, having 7 receptions (incl 375 sq ft games room with balcony) plus a 225 sq ft garden studio, 5 double bedrooms, 4 bath/shower rooms plus a W.C, with flexible accommodation if req'd incl self contained annex (with 2 double bedrooms, 2 en-suites, 2 receptions, kitchen & its own front door), all in a very well serviced village that has its own primary school, pub and a Spar shop with petrol station, situated on the edge of The Lincolnshire Wolds a designated an Area of Outstanding Natural Beauty, and is only 2.6 miles from the well serviced & vibrant historic market town of Spilsby.

It also benefits from UPVC double glazing incl French & external doors, PVC soffits & fascias, central heating with Worcester boiler serviced annually, wood/multi fuel burner, replaced electrical consumer unit, security alarm system.

Outside there is extensive secure parking for 8 cars incl caravan if req'd, integral garage (light, power, & pedestrian door to hall), generous front & rear gardens (incl paved patio, decking, fruit trees, grape vines, soft fruit beds, timber raised planters, miniature pond, large wooden shed, external lighting & water tap), as well as a 225 sq ft triple aspect garden studio (incl French doors, full height UPVC double glazing, mezzanine, integral store room, power, Belfast sink, currently disconnected water supply, & an attached brick store room).

The property also includes new 2022 Wren kitchen breakfast room (incl 3 ceiling lights, granite worktops, peninsula unit, soft closing, Rangemaster Nexus SE range cooker, Bosch microwave oven, AEG dishwasher & fridge freezer etc), utility room, annex kitchen (incl range base & wall units, electric oven, ceramic hob, sink, space/plumbing for washing machine etc), and 4 bath/shower rooms plus W.C. (incl bath & shower rooms, power showers etc).





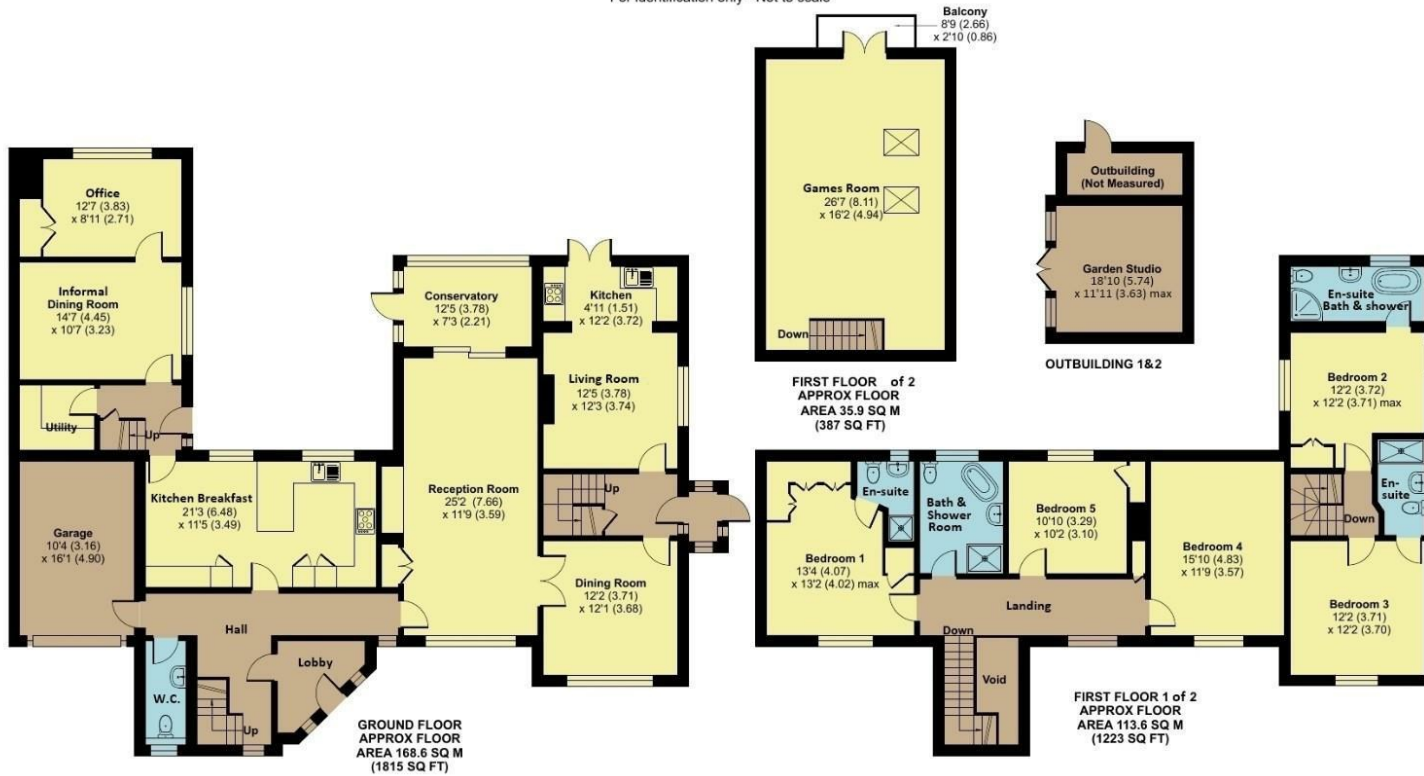
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Approximate Area = 3425 sq ft / 318.1 sq m (excludes garden studio & outbuilding & void)

Garage = 164 sq ft / 15.2 sq m

Total = 3589 sq ft / 333.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n3che.com 2026. Produced for Hunters Property Group. REF: 1440911

Viewings

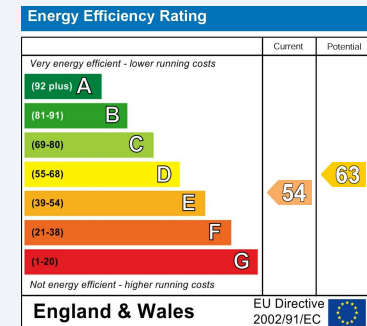
Please contact horncastle@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.