

The Kestrels, Ingoldmells Road,
Addlethorpe, Skegness, Lincs, PE24 4TX



4



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£585,000 Freehold



Key Features

- No Chain
- Grounds Of Approx 2.5 Acres (sts)
- Paddock, Stable Block & Tack Room
- Feature Pond
- Further Land Available
- Double Garage
- Spacious Living Accommodation
- Idyllic Rural Location
- Panoramic Views
- Ideal for Equestrian Use
- EPC Rating F



NO CHAIN. An extremely spacious 4 Bedroom Family House standing in beautifully lawned grounds with adjacent PADDOCK, BLOCK OF 4 STABLES and extending to approx 2.5 acres (sts). This attractive property with feature stonework is situated in an idyllic rural location with panoramic rural views and just a short drive to nearby villages and seaside towns.

The versatile accommodation comprises Entrance Hall, Dining Room, large Breakfast Kitchen with Pantry and Store, Office, Utility Room with W.C, 21ft Lounge, Ground Floor double Bedroom and Bathroom. To the first floor are 3 further Bedrooms (2 doubles and a single), a family Bathroom and useful 30ft Attic Store Room. The property is approached via an extensive driveway which leads to the rear of the House to a large parking area and Double Garage. Viewing is essential to appreciate the size and flexibility of this spacious house with Equestrian Facilities. Further land available by separate negotiation. EPC Rating F





ACCOMMODATION

Entrance is on the front elevation via a covered Verandah.

PORCH

With wooden door and window, inner door to the:-

ENTRANCE HALL

With 2 radiators, electric storage heater, stairs to first floor, built in storage cupboard.

DINING ROOM 3.97m x 3.31m (13'0" x 10'11")

With pvc windows to the front and side elevations, radiator, serving hatch to the Kitchen.

BREAKFAST KITCHEN 4.51m x 4.37m (14'10" x 14'4")

With base and wall units, worksurfaces with tiled splashbacks, inset sink unit with mixer tap over, corner set electric hob with extractor canopy above, tall unit housing a double oven and space for microwave, pvc windows to the side and rear elevations with views across to the stables and paddock, radiator, Karndean flooring.

REAR PORCH

With window to the rear elevation, arched wooden door to a covered Verandah.

PANTRY

With shelving.

OFFICE 2.4m x 2.11m (7'11" x 6'11")

With window to the rear elevation.

UTILITY ROOM 4.27m x 3.02m (14'0" x 9'11")

With base and wall units, sink unit, radiator, double glazed window to the rear elevation., door to rear LOBBY with door to the rear and door to:-

W.C

With W.C, opaque double glazed window to the rear elevation.

STORE 3.02m x 1.73m (9'11" x 5'8")

BEDROOM 1 4.29m x 3.99m (14'1" x 13'1")

With double glazed window to the side elevation, radiator, a range of built in wardrobes to one wall with central dressing table.

BATHROOM 3.05m x 2.94m (10'0" x 9'7")

With panelled bath, W.C, bidet, pedestal hand basin, walk in shower enclosure with direct shower, tiled walls, opaque double glazed window to the side elevation.

LOUNGE

With pvc windows to the front and side elevations, pvc french doors opening onto the front Verandah, 2 radiators, real stone fireplace with inset coal effect fire and display shelving.

FIRST FLOOR LANDING

With pvc window to the front elevation, radiator.

BEDROOM 2 5.44m x 3.65m (17'10" x 12'0")

With pvc window to the side elevation, radiator, built in wardrobe.

BEDROOM 3 4.63m x 3.65m (15'2" x 12'0")

With double glazed window to the side elevation, radiator, built in wardrobe.

BEDROOM 4 4.02m x 2.68m (13'2" x 8'10")

With skylight window to the rear elevation, built in cupboard housing the hot water cylinder, radiator.

BATHROOM

With bath, W.C, bidet, hand basin, shower enclosure, radiator, ladder towel radiator, skylight window to the rear elevation.

LAUNDRY ROOM 2.75m x 2.52m (9'0" x 8'4")

With shelving, radiator.

ATTIC STORAGE 9.27m x 4.87m (30'5" x 16'0")







OUTSIDE

The property is approached via a gated tarmac drive leading past the large front lawn with feature pond, mature trees and shrub borders and leading to a parking area in front of the house. The drive then extends around to the rear and provides access to the Stable Block and:-

DOUBLE GARAGE 6.19m x 5.17m (20'4" x 17'0")

With electric up and over vehicle door, 2 double glazed windows to the side elevation, radiator, LPG gas central heating boiler.

STABLE BLOCK

With 4 Stables and a Tack Room, cold water tap. Adjacent to the Stables is a gravelled area with Kennels and a 5 Bar gate opens onto the **PADDOCK**.

Additional land may be available by separate negotiation.

TENURE

Freehold.

SERVICES

The property has mains electricity & water connected. Heating is via an LPG gas central heating boiler. Drainage is to a Septic Tank

The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

VIEWING

By prior appointment with Newton Fallowell office in Skegness.

COUNCIL TAX

Charging Authority – East Lindsey District Council
Band E - 2025/26 - £2687.51



ANTI-MONEY LAUNDERING REGULATIONS

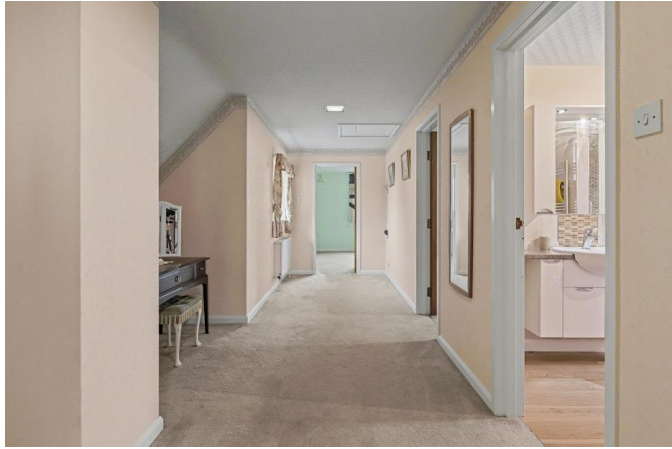
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AGENTS NOTES

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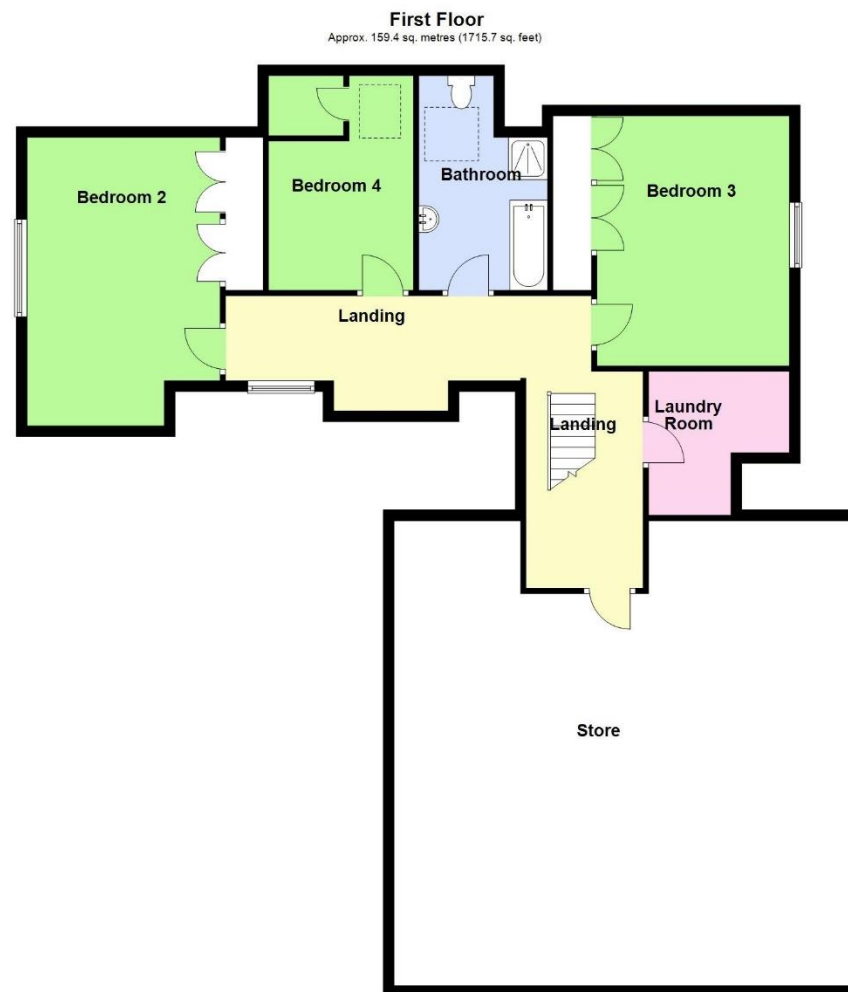
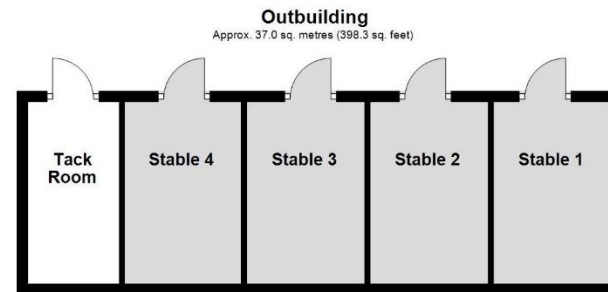
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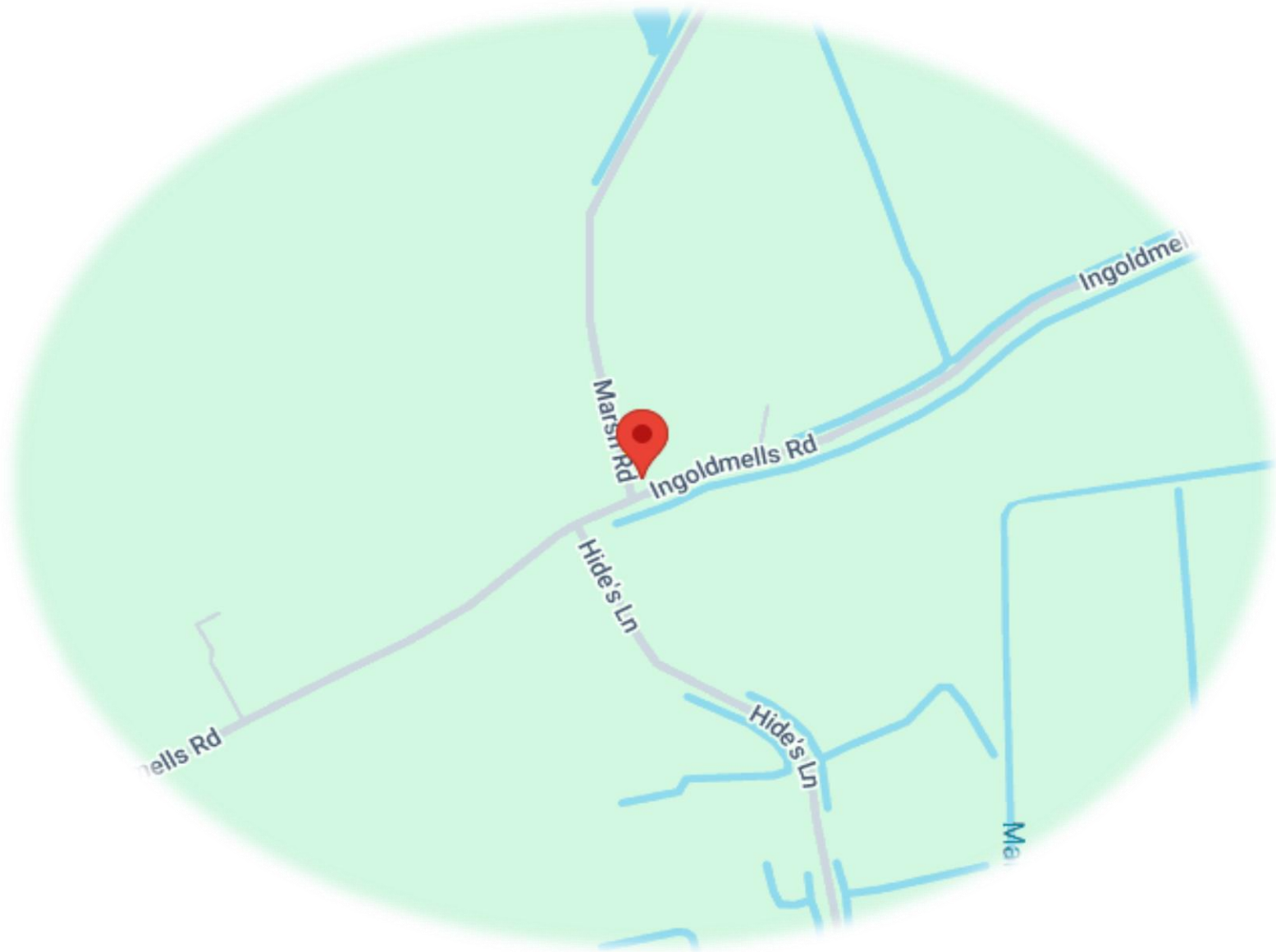








Total area: approx. 402.4 sq. metres (4331.1 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		53 E
21-38	F	23 F	
1-20	G		