

Windyridge, Anderby Creek, Anderby Creek

£550,000

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Willsons
SINCE 1842

Windyridge, Anderby Creek, Lincolnshire, PE24 5XT

"AGENT'S COMMENTS"

A rare opportunity to purchase a home on the Lincolnshire coast with 180 degree sea views and direct beach access to Anderby Creek which is in the top 50 unspoilt beaches in the uk! Positioned in an elevated location, this three bedroom home with its envious beachfront position offers a large conservatory from which to absorb the sounds of the sea, has the advantage of a ground floor bedroom and shower room and two further bedrooms with extended views over either the seascape or towards the Lincolnshire Wolds. The property is located in a quiet coastal village via a private cul-de-sac road, has ample private parking and a sizeable garage. With gardens providing panoramic views to both the front and rear, the property predominately benefits from double glazing throughout, has solid fuel and electric heating and is brought to the market with no onward chain.

LOCATION

Anderby Creek is a small seaside village with an expansive beach and seasonal amenities to include cafes and bars with adjoining nature reserves to the north and south. Chapel St Leonards, also a coastal village, is approx. 2.5 miles to the south has a doctor's surgery, shops and range of eateries. Skegness is approx. 11 miles to the south with supermarkets, banks, range of shops including national chains, train station and hospital. The market town of Alford being approx. 5 miles to the west also has shops, doctor's surgery and dentists. Primary schools are located at the neighbouring villages of Huttoft, Hogsthorpe and Chapel St Leonards with both comprehensive & grammar schools in Skegness and Alford.







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124 West Street, Alford, Lincolnshire, LN13 9DR
T. 01507 621111 | **E.** alford@willsons-property.co.uk
https://www.willsons-property.co.uk

Front of Property
Front garden with sea views to the horizon set primarily to lawn with direct beach access via a pedestrian gate and steps. To the side of the property is an additional area of lawn with slab and concrete pathways to the side door. The property has boundaries of fencing and walling.

Conservatory
19'0" x 9'6" max (5.8m x 2.9m max)
Spanning the width of the property and offering incredible sweeping views of the seascape, of uPVC dwarf brick wall construction with polycarbonate roof, wall lighting, two electric radiators, tiled flooring and French doors with steps to the front garden.

Living Room
18'4" x 9'2" (5.6m x 2.8m)
With bay window to the conservatory accessed via French doors, chimney breast wall with electric fire, hearth and mantle with shelving to either side, electric radiator, picture rail, external door and window to the side of the property and carpeted flooring.

Inner Hallway
4'3" x 3'7" (1.3m x 1.1m)
With fuse box, under-stairs cupboard (2.0m max x 0.7m) and tiled flooring.

Kitchen
8'10" x 9'6" (2.7m x 2.9m)
With a range of wall and base units, space and socket for freestanding cooker, space and plumbing for two under counter appliances, sink with drainer and mixer tap, partially tiled walls, recess down lighting, walk-in pantry (0.9m x 0.8m) with shelving, worktop and traditional wooden single glazed pantry fly-screen window, kitchen window to the rear of the property with views towards the Lincolnshire Wolds and tiled flooring.

Entrance Hallway
11'1" x 4'11" max (3.4m x 1.5m max)
Accessed from the rear patio and currently encompassing a separate WC and utility space with electric wall heater, worktop with space and plumbing for washing machine, space for free-standing fridge freezer, high sloped ceiling with roof light window and tiled flooring.

Cloakroom WC
4'11" x 1'11" (1.5m x 0.6m)
With WC, window and tiled flooring.

Ground Floor Shower Room
8'10" x 4'11" (2.7m x 1.5m)
With large low-level walk-in shower enclosure with electric shower, uPVC wall boarding and glazed screen, sink with mixer tap, electric towel radiator, wall mounted electric heater, partial uPVC wall boarding, window with obscured glass and tiled flooring.

Ground Floor Bedroom
9'6" max x 8'10" max (2.9m max x 2.7m max)
With electric radiator, picture rail and carpeted flooring with window to the side elevation and sliding patio doors to the rear patio area.

Hallway
3'7" x 3'7" (1.1m x 1.1m)
With electric radiator and wooden single glazed window to the side of the property.

First Floor Landing
With built-in airing cupboard (1.2m x 0.5m) housing immersion tank with shelving and high-level wooden single glazed skylight.

Master Bedroom
13'1" x 13'5" (4.0m x 4.1m)
With chimney breast wall, hearth and mantle, sink with individual taps and tiled splashback, picture rail, electric wall mounted heater, partially vaulted ceiling, windows with far-reaching panoramic views of the coastline and carpeted flooring.

Dressing Room
Walk-in dressing room accessed from the master bedroom with wide double sliding doors, high level window to the side of the property, built in wardrobes and carpeted flooring. The room is currently utilised as an additional bedroom.

Bathroom
8'2" max x 9'2" (2.5m max x 2.8m)
With bath, WC, wall mounted sink with vanity light over, electric towel radiator and wall heater, partially tiled walls, partially vaulted ceiling with recessed downlighting, obscured glass window to the rear and vinyl flooring.

Bedroom Two
12'7" max x 8'10" max (3.85m max x 2.7m max)
'L' shaped room with electric wall mounted heater, picture rail, partially vaulted ceiling, window to the rear of the property with extended elevated views and carpeted flooring.

Rear Patio Garden
With wide concrete slab patio with elevated level views towards the Lincolnshire Wolds, garden shed, external lighting, boundaries of hedging, walling and fencing, There are a sequence of 30 shallow galvanized steps with handrail to the garage and parking for the property.

Garage
18'0" x 13'1" (5.5m x 4.0m)
There is a sizeable double garage with up-and-over garage door, wooden pedestrian door to the side, window to the rear and concrete flooring, with an additional area of land to the side currently set to sea buckthorn.

Driveway
Accessed via a private no-through road onto a large area of off-road parking set to lawn with concrete pathways to the front and side of the garage.

Additional Comments
We are informed that there is a public right of way over the parking area to allow pedestrian access to a pathway traversing the seabank.

It is our understanding that neighbouring property "The Cot" (Beach Cottage) has "a right of way for all purposes and at all times .... over and along such of the adjoining land ..... as will give the purchaser free access with or without vehicles to the property hereby conveyed to and from the public road situated near the property hereby conveyed and leading to Anderby aforesaid." We are informed this access relates to access over the area of parking set to grass. It is for the purchaser's solicitor to verify such details.

Tenure & Possession
The property is Freehold with vacant possession upon completion.

Services
We understand that mains electricity, water and drainage are connected to the property.

Local Authority
The property is currently registered as a Holiday Let and the Council Tax Banding for residential use is yet to be established however, will be payable to Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs, LN9 6PH. Tel: 01507 601111.

Energy Performance Certificate
The property has an energy rating of 'F' . The full report is available from the agents or by visiting www.epcregister.com Reference Number: 9300-4155-0022-1529-3353

Viewing
The property is currently used as a Holiday Let and can therefore occasionally be occupied, consequently viewing is strictly by appointment with the Alford office at the address shown below.

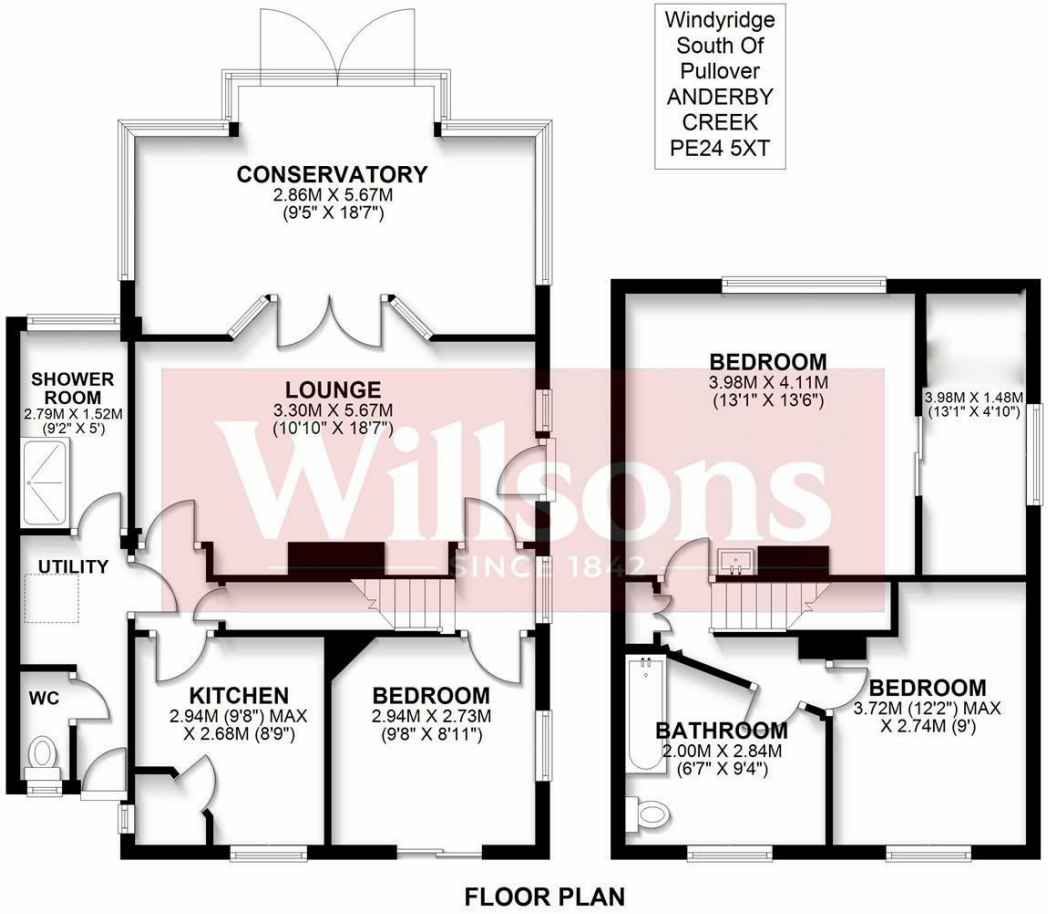
Directions
From the main A52 between Mablethorpe and Skegness, turn onto Rectory Road continuing through the village of Anderby. Turn left at the end of Sea Road and then immediately right into Anderby Creek. At the end of the road turn right into "The Dell" which is a private cul-de-sac. The property can be found on the left after 80m.
What3words///strike.evidence.demotion







Windyridge
South Of
Pullover
ANDERBY
CREEK
PE24 5XT



FLOOR PLAN

TOTAL AREA: APPROX. 111.9 SQ. METRES (1204.3 SQ. FEET)





FLOORPLAN **Not to scale – For identification purposes only**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Viewing Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.