CHOICE PROPERTIES

Estate Agents

New Key Stables Chapel Lane, North Cockerington, LN11 7ET

Price £825,000

It is a pleasure for Choice Properties to bring to market the exciting opportunity to purchase this four bedroom detached house with a separate self contained one bedroom annex situated on a plot of approximately 6.0 Acres. The grounds are comprised of various paddock, field, and garden spaces and are home to various outbuildings including stables and a crew yard. The interiors of both the main residence and the annex are generously sized and both feature spacious rooms throughout. The property is situated in the small countryside village of North Cockerington which features it own primary school and is located just a short drive from the thriving market town of Louth and all the amenities it has to offer. With a plethora of potential uses, early viewing is highly advised in order to appreciate all of what this impressive property has to offer.

With the additional benefit of oil fired central heating and uPVC double glazing throughout, the generously sized and exceptionally spacious internal living accommodation comprises:-

Main Residence

Hallway
13'5 x 10'8
Welcoming hallway with uPVC entrance door. Internal doors to the majority of ground floor rooms. Staircase leading to first floor landing. Recess under stairs. Radiator. Power points. Telephone point.

Living Room
20'8 x 21'11
Spacious room with a plethora of uPVC windows flooding the room with natural light. Electric fireplace with marble hearth and surround. Radiators. Double opening uPVC French doors leading to rear garden. Space for dining room table. Power points. Tv aerial point.

Sitting Room
12'5 x 10'7
With large uPVC window to front aspect. Radiator. Power points.

Kitchen
24'0 x 10'10
Fitted with an abundance of wall and base units with work surfaces over. One and a half bowl sink with mixer tap and drainer. Integral eye level oven. Four ring electric hob with splashback and extractor hood. Fitted breakfast bar. Two large uPVC windows to rear aspect. Internal door to utility room.

Utility Room
6'7 x 9'8
Base units with work surfaces over. Plumbing for washing machine. Space for dryer. External uPVC door leading to rear garden. One and a half bowl sink with mixer tap, splashback, and drainer. Oil fired boiler. Internal door to wc. Radiator. Power points. Consumer unit.

WC
2'17 x 5'9
Fitted with a push flush wc and a wall mounted wash hand basin with single taps and tiled splashback. Tiled flooring. Frosted uPVC window to rear aspect.

Landing
21'5 x 3'0
Internal doors to the majority of first floor rooms. Access to loft via loft hatch. Radiator. Power points. Extremely spacious airing cupboard housing fitted shelving, power points, and the hot water tank.

Bedroom 1
10'9 x 17'2
Spacious double bedroom with dual aspect uPVC windows. Radiator. Power points. Internal door to ensuite shower room.

Ensuite Shower Room
4'10 x 7'9
Fitted with a three piece suite comprised of a waterproof panelled corner shower cubicle, a push flush wc, and a wall mounted wash hand basin with single taps. Part tiled walls. Tiled flooring. uPVC window to side aspect.

Bedroom 2
11'7 x 17'2
Large double bedroom with dual aspect uPVC windows. Radiator. Power points.

Bedroom 3
9'11 x 7'10
Large single bedroom with uPVC window to rear aspect. Radiator. Power points.

Bedroom 4
14'4 x 5'8
Large single bedroom with fitted under eaves storage. uPVC window to front aspect.

Bathroom
8'6 x 7'9
Fitted with a three piece suite comprising of a large corner bath with single taps, a push flush wc, and a pedestal wash hand basin with single taps. Part tiled walls. Radiator. uPVC window to rear aspect. Tiled flooring.

The Annex

Annex Hallway
4'9 x 19'1
With staircase leading to first floor landing. External door leading to garden. Radiator. Power points. Telephone point. Fitted storage cupboard. Internal door to wc.

Annex Living Room
18'4 x 12'0
Fitted with an electric fire place with quartz hearth and surround. Two uPVC windows to side aspect. Tv aerial point. Radiator. Power points.

Annex Kitchen
18'4 x 11'11
Fitted with a range of wall, base, and drawer units with work surfaces over. Space for a large range cooker with with extractor hood and splashback over. One and a half bowl stainless steel sink with mixer tap and drainer. Internal double doors to living room. External uPVC French doors leading to driveway. uPVC windows to side aspect. Internal door to hallway. Consumer unit.

Annex WC
4'8 x 4'10
Fitted with a push flush wc and a wall mounted wash hand basin with single taps. Tiled walls. Tiled flooring. Extractor. Frosted window to side aspect.

Annex Landing
13'10 x 11'6
Spacious landing space with velux window. Radiator. Power points. Internal doors to all first floor rooms. Built in storage cupboard. Access to loft via loft hatch.

Annex Bedroom
10'1 x 17'9
With uPVC windows to side aspect. Two Velux windows. Power points. Radiator.

Annex Bathroom
10'11 x 5'10
Fitted with a four piece suite comprised of a panelled bath, a corner shower cubicle, a pedestal wash hand basin with single taps, and a push flush wc. Radiator. Extractor. Spot lighting. Part tiled walls. Velux window. Electric shaver points. Tiled flooring.

Gardens
Both the annex and the main residence features their own private gardens. These gardens are both enclosed with fencing and hedges to the perimeter. The garden at the main residence is predominantly laid to lawn but does further benefit for a patio space ideal for outdoor seating. Both gardens also feature an array of plants and shrubs which add life and colour to the space.

Grounds
The property stands proudly on ground of approximately 6.0 acres. The grounds are vast and are separated into six different paddocks/fields. The grounds also feature a vehicular access track that leads from the driveway of the property towards stables and outbuildings found towards the rear of the grounds. Also found on the grounds is a rubber on sand ménage measuring 40x20. Viewing is highly advised to appreciate the extent of the grounds that the property has to offer.

Outbuildings
The property features a range of different outbuildings across the plot. The main bulk of the outbuildings are the stables which incorporates multiple stable blocks. The stables are in an L-Shape formation and built of concrete block with painted render. The is a paved yard in front of the stable block which features a floor drain, power, lighting, and water. The measurements of the stables are as follows:-
Stable 1: 16'8 x 9'0 - Stable 2: 16'2 x 10'2 - Stable 3: 10'11 x 10'11 (with tack area) - Stable 4: 19'4 x 10'1 (door to paddock) - Stable 5-7: 12'1 x 10'0 - Stable 8: 12'0 x 10'3 - Stable 9: 12'0 x 8'5 - Tack Room: 9'4 x 6'5
Stables 4-7 are internal with Bradmore partitions and sliding doors having anti-weaving bars.

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

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 860033.

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.

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Floor 0 Building 1

Floor 1 Building 1

Floor 0 Building 2

Floor 1 Building 2

Approximate total area(1)

2744 ft²

Reduced headroom

45 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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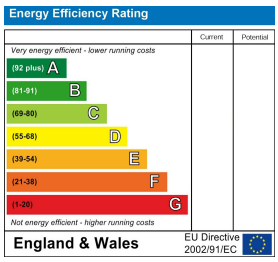
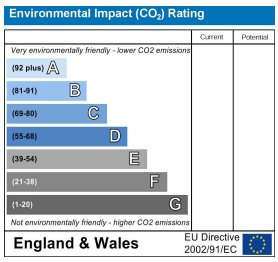
Directions

Exit Louth via Eastfield Road and head towards South Cockerington, after 3 miles turn left onto School Lane. Continue on this road for a mile and then turn right onto Chapel Lane. Continue on this road for 750m and you will find the property on your right hand side.