



Farm View, Youngers Lane

Burgh Le Marsh, Skegness

Built in 2021 by the current owners this impressive 5 Bedroom Detached House is situated on a plot extending to approximately 4.4 acres (sts) in a lovely rural location on the outskirts of Burgh le Marsh with extensive lawned grounds, a double Garage and 60' Workshop. The property lends itself to extending family living and comprises of a stunning Entrance Hall with bespoke oak staircase, open plan Kitchen, Dining Room and Lounge providing a perfect space for entertaining, Office, Garden Room, Utility and W.C. A separate wing offers a Living Room with Kitchenette, Bathroom and a Study. To the first floor is a Galleried landing, Master Bedroom with Balcony, En-suite Shower Room and Dressing Room, 4 further Bedrooms and a luxurious family Bathroom. Viewing is essential to appreciate the quality and setting of this beautiful executive residence. EPC Rating B

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





THE PROPERTY

Farm View was built in 2021 by the current owners under the guidance of Neil Dowlman Architecture with a 10 year Architects Certificate. Built in a traditional style of red brick under a slate roof, complimentary anthracite windows with stone cills and window heads and benefiting from underfloor heating throughout via a LPG gas central heating boiler, solid oak doors, solid oak and glass bespoke staircase and a security alarm system.

ACCOMMODATION

Entrance is on the front elevation via a covered Portico with stone columns and a composite door with side screens opens into the:-

RECEPTION HALL

15' 0" x 13' 0" (4.56m x 3.97m)

With a stunning bespoke oak and glass staircase with feature lighting leading to the first floor, porcelain tiled flooring following through to the Kitchen and Dining Room. Door to:-

OFFICE

14' 3" x 13' 1" (4.35m x 3.99m)

With pvc sash windows to the front and side elevations.

OPEN PLAN KITCHEN AND LIVING AREAS

12.26m (40'2") long overall. Being a fabulous open plan family space and ideal for entertaining.

Kitchen Area

15' 0" x 13' 0" (4.56m x 3.97m)

With pvc sash windows to the front and side elevations and fitted with a modern range of high gloss base and wall units with feature cabinet and plinth lighting, Quartz worksurfaces and matching splashbacks, integrated dishwasher, induction hob with extractor hood above and pan drawers.





3 sets of tall units housing 2 built in ovens, a microwave oven and plate warmer and integrated fridge and freezer, wall mounted T.V point. There is a large central island with Quartz worktop, inset 1 1/2 bowl stainless steel sink unit with Quooker tap over, storage cupboards and breakfast bar seating, pop up electric point. Door to Pantry, porcelain tile flooring through to the:-

Dining Area

27' 3" x 14' 5" (8.30m x 4.40m)

With aluminium bifold doors opening onto the rear patio, built in drinks preparation area with wine fridge, base units to match the kitchen and complimentary wall units, Quartz worksurface. Being open to the:-

Living Room

19' 8" x 13' 0" (6.00m x 3.95m)

With aluminium bifold doors opening onto the rear patio, wall mounted T.V point, door to:-

GARDEN ROOM

21' 11" x 14' 5" (6.69m x 4.40m)

With pvc windows to three sides, double doors opening onto the garden.

INNER HALL

With pvc door to the side elevation, tiled floor.

W.C

With a vanity unit with hand basin and W.C with concealed cistern, tiled floor, pvc window to the front elevation.

UTILITY ROOM

12' 10" x 9' 5" (3.91m x 2.86m)

With pvc windows to the front and side elevations, base units with worksurface above, tall larder cupboard, space and plumbing for washing machine, space for dryer, tiled floor, built in cupboard with sliding oak doors housing the underfloor heating manifold, hot water cylinder and Vaillant LPG gas central heating boiler.





 **NEWTON FALLOWELL**





BATHROOM

8' 2" x 6' 0" (2.49m x 1.84m)

Fitted with a corner shower enclosure, vanity unit with hand basin and W.C with concealed cistern, tiled walls and floor, pvc window to the rear elevation, heated towel radiator.

2ND KITCHEN & LIVING ROOM

20' 6" x 13' 11" (6.26m x 4.24m)

Fitted with a range of base and wall units, worksurfaces, stainless steel sink unit, built in oven and electric hob, pvc window to the side elevation, pvc french doors opening onto the rear garden.

STUDY

14' 1" x 10' 10" (4.28m x 3.29m)

With pvc windows to the side and rear elevations.

1ST FLOOR GALLERIED LANDING

With pvc sash window to the front elevation, built in store cupboard, built in linen cupboard.

MASTER BEROOM SUITE

Bedroom

19' 5" x 12' 11" (5.93m x 3.93m)

With pvc window to the side elevation, wall mounted T.V point, aluminium bi-fold doors opening onto:-

Balcony

With glass balustrade and extensive garden and farmland views.

Dressing Room

11' 5" x 8' 2" (3.49m x 2.50m)

With a range of built in furniture incorporating wardrobes, dressing table and drawers. Door to:-



En-Suite Shower Room

12' 11" x 5' 7" (3.94m x 1.71m)

Beautifully fitted with a large walk in shower with glass screen, vanity unit with counter top hand basin and mirror above, a further range of built in furniture with W.C, tiled walls and floor, pvc sash window to the front elevation.

FAMILY BATHROOM

13' 0" x 8' 5" (3.95m x 2.57m)

Again beautifully fitted with a freestanding slipper bath on a raised plinth with pillar tap and hand shower attachment, walk in shower with glass panel, a range of furniture incorporating a hand basin and W.C with concealed cistern, tiled walls and floor, heated towel radiator, pvc sash window to the rear elevation.

BEDROOM 2

14' 4" x 12' 11" (4.37m x 3.94m)

With pvc sash window to the front elevation.

BEDROOM 3

13' 0" x 8' 9" (3.95m x 2.67m)

With pvc sash window to the rear elevation.

INNER HALL

With built in double doored storage cupboard.

BEDROOM 4

14' 0" x 11' 5" (4.26m x 3.49m)

With pvc window to the side elevation.

BEDROOM 5

11' 4" x 10' 1" (3.46m x 3.07m)

With built in double doored storage cupboard.

OUTSIDE

The property stands in grounds of approximately 4.4 acres (sts) and is approached over an extensive sweeping granite chipped driveway leading to the front of the house and bordered by lawns with inset trees. The gardens to the rear are laid to lawn with a large porcelain patio seating area adjacent to the house.





 **NEWTON FALLOWELL**







DOUBLE GARAGE

26' 0" x 22' 7" (7.92m x 6.88m)

Of brick and tiled construction with 2 electric roller shutter doors, pvc windows to the side and rear elevations, power and water connected.

WORKSHOP

60' 0" x 29' 8" (18.30m x 9.03m)

Of metal construction with large electric roller shutter door, electric connected.

TENURE

Freehold.

SERVICES

The property has mains electricity and water connected. Heating is via an LPG gas central heating boiler with underfloor heating throughout. Sewerage is to a treatment plant. 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 G – 2026/27 – £3,801.20





ANTI MONEY LAUNDERING REGULATIONS

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. There is a charge for these checks, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

AGENTS NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Ground Floor
Approx. 209.0 sq. metres (2250.2 sq. feet)



First Floor
Approx. 146.2 sq. metres (1573.6 sq. feet)



Total area: approx. 355.2 sq. metres (3823.8 sq. feet)



Newton Fallowell Estate Agents

Newton Fallowell, 32 Roman Bank, Skegness - PE25 2SL

01754 766061 • skegness@newtonfallowell.co.uk • www.newtonfallowell.co.uk/skegness

