



The Old Blacksmiths Den

Spilsby

M A S O N S
— SINCE 1850 —

The Old Blacksmiths Den

3 Carpe Diem Nook
Reynard Street, Spilsby PE23 5JB



Recently converted two-bedroom bungalow

Former blacksmith's workshop with
character features

Exciting opportunity to complete to your
own specification

Open-plan lounge/diner with vaulted ceiling

Two well-proportioned double bedrooms

Air source underfloor heating system installed

Private walled garden with summer house

Central Spilsby location, close
to local amenities

A superb opportunity to acquire this recently converted two-bedroom bungalow, formerly the old blacksmith's workshop, situated in a quiet and private position within the centre of the popular market town of Spilsby. The property has undergone extensive conversion works and is being offered in its current condition, providing the purchaser with an exciting opportunity to complete the final fit-out to their own taste and requirements and create an individual home.

Once completed, the accommodation will provide an open-plan lounge/diner with impressive vaulted ceiling and feature arched gable-end window, kitchen, two double bedrooms and bathroom/shower room. The property benefits from fully uPVC double-glazed windows and doors together with a newly installed air source underfloor heating system.

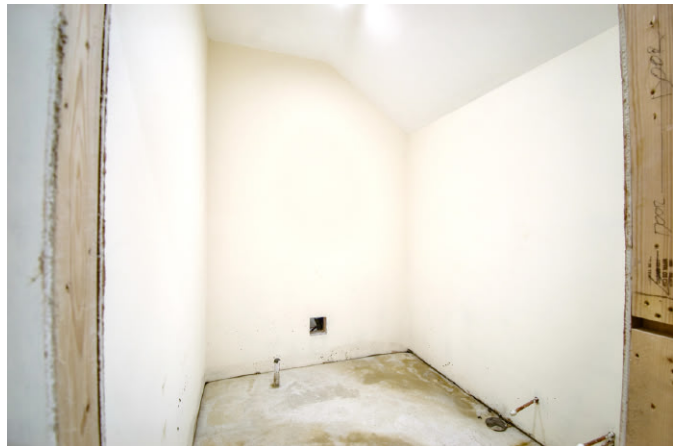
The property has full planning consent for conversion from an outbuilding to a two-bedroom bungalow under planning reference S/165/01662/20, with the works progressing under Building Regulations reference 165/02705/22/FP. The current works include plastering and decoration, first-fix plumbing, first and second-fix electrics and completion of the air source underfloor heating system. The remaining works include, but are not limited to, installation of the kitchen and bathroom, internal woodwork and doorways, flooring and associated final Building Control approval and completion. Copies of the planning permission are available via the East Lindsey Planning Portal.

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The entrance opens into the proposed kitchen area, which has space for a range of base and wall units together with plumbing and high- and low-level electrical points already provided. To the left is the impressive open-plan lounge/diner, featuring a superb vaulted ceiling, attractive arched gable-end window and patio doors providing access onto the garden. A useful boiler room leads off the lounge/diner and houses the hot water cylinders and controls for the underfloor heating system.

From the central hallway, the principal bedroom is positioned at the end of the property and benefits from a front-facing window and vaulted ceiling. Bedroom two is also a well-proportioned double bedroom with a front-facing window. Positioned opposite the bedrooms is the proposed bathroom/shower room, with plumbing already provided ready for the installation of the chosen suite.









Outside

The property is approached via a shared driveway serving two other properties, with the bungalow benefiting from a right of way along the side of the property leading to a gravelled driveway and gated access to the garden.

To the front is a small enclosed garden with useful bin storage, together with wrought iron gated access into the main garden. Double timber gates provide access to the private rear garden, which offers off-road parking and is predominantly laid to gravel, creating a low-maintenance outdoor space. The garden is enclosed by mature boundaries and features a superb timber summer house positioned towards the far end, with mature trees providing a good degree of privacy. Patio doors from the lounge/diner open directly onto the garden, creating a pleasant connection between the internal and external spaces.

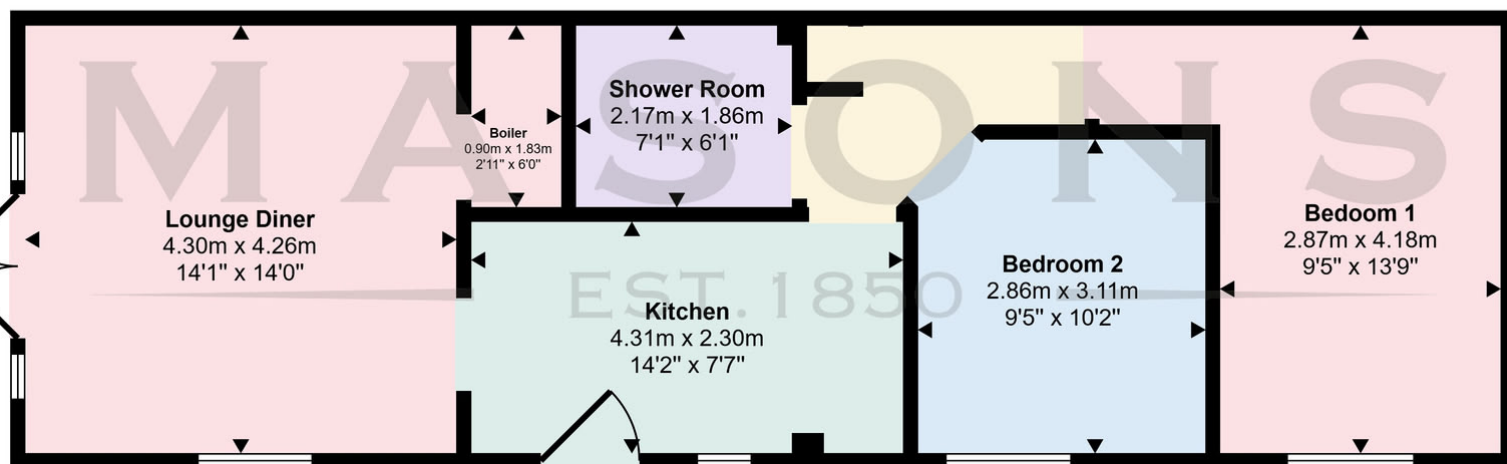








Approx Gross Internal Area
62 sq m / 670 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like real items.

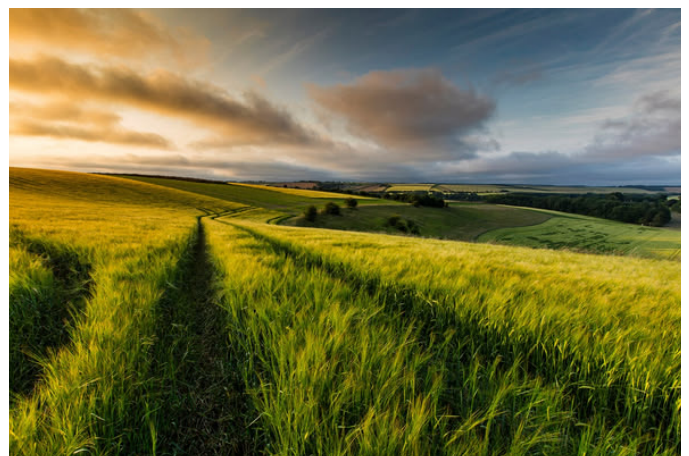
Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale.

Spilsby

Vibrant Living adjacent the
Wolds

The market town of Spilsby is surrounded by beautiful countryside and within reach of the Lincolnshire Wolds. The town has facilities, including high street shops, supermarkets and a weekly market. The town also offers both primary and secondary state schooling, plus there is a grammar school in Alford and Horncastle. Approximately nine miles away, Horncastle provides access to additional amenities and leisure facilities, including a leisure centre with a swimming pool.

The larger towns of Skegness, Louth and Boston are all accessible via the surrounding network of A-roads, while historic Lincoln is approximately 30 miles to the west. The beautiful landscapes of the Lincolnshire Wolds are nearby, providing a wealth of splendid walking and cycling routes, while the Lincolnshire coastline is also within easy reach.





Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band TBC

Services Connected

We are advised that the property is connected to mains electricity, water and drainage but no utility searches have been carried out to confirm at this stage.

Tenure

Freehold

Location

What3words: ///fuss.decisions.kingpin

Directions

From the centre of Spilsby, travel east on Church Street and turn left at the end onto Queen Street. Then take the left onto Reynard Street, continue a short way and turn right into Carpe Diem Nook and the property will be on the right.

Agent's Note

There is no EPC or Council tax band for this property currently as they will be issued upon completion of the build.

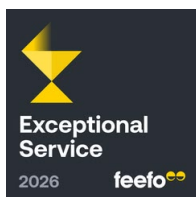
The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage. Material information, compliant with Digital Markets Competition and Consumers Act 2024, is available on request or from the website listing.

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