Wycombe House, Bonthorpe, Alford

£625,000

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SINCE 1842

Wycombe House, Bonthorpe, Alford Lincolnshire, LN13 9TD

"AGENT'S COMMENTS"

Set in a stunning rural countryside location with no immediate neighbours, this picturesque former farmhouse is surrounded by mature landscaped gardens to include an impressive avenue of chestnut trees, sizeable wildlife pond, orchard, several outbuildings and garden rooms. The property offers three double bedrooms, one of which being en-suite, three reception rooms, kitchen and generous utility room and an elaborate orangery with garden views. Further outbuildings include outdoor kitchen, garage, workshop and store, generous grounds extending to circa 1.7 acres of landscaped gardens including summerhouse and treehouse. Ideally nestled between the seaside and the stunning Lincolnshire Wolds, Wycombe House enjoys easy access to the many 'secret' beaches between the coastal towns of Skegness and Mablethorpe, significant National Trust Nature Reserves and the beautiful rolling hills of the Lincolnshire Wolds, designated an Area of Outstanding Natural Beauty. This is rare opportunity to purchase an impressive property, the location and likes of which rarely come to the market.

LOCATION

Bonthorpe is a small hamlet on the outskirts of the rural village of Willoughby. Willoughby with its primary school is situated on the edge of the Lincolnshire Wolds, an Area of Outstanding Natural Beauty. The property is located just 6 miles from the Lincolnshire Coast, the Market Town of Alford being just 3 miles to the north with further Lincolnshire Market Towns of Louth and Horncastle within reach, all of which offer a wealth of amenities including doctor's surgeries and primary schools, with Alford and Louth being home to secondary schools including Grammar schools. These towns offer a variety of shops both of independent & national chains, cafes, pubs, restaurants and takeaways along with weekly street markets. several pharmacies, butchers and various small supermarkets.

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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

Orangery
26'6" max x 16'4" (8.1m max x 5.0m)
Panoramic orangery of uPVC and dwarf brick wall construction with polycarbonate roof, multiple opening windows and feature high level stained glass panes, sizeable Clearview solid fuel stove, four radiators, French doors to the garden, two-tone tiled flooring and expansive views over the glorious garden, woodland and beyond to the Lincolnshire Wolds.

Central Hallway
11'9" x 5'10" (3.6m x 1.8m)
With solid oak flooring, radiator, high-level fuse box in cupboard, partial wooden wall boarding and wall lighting.

Drawing Room
14'9" x 12'1" (4.5m x 3.7m)
Recessed central chimney breast wall, tiled hearth and wooden mantle with dual alcoves to either side with wall lighting, radiator, central lighting with ornate ceiling rose, solid oak flooring and French doors to the orangery.

Dining Room
11'9" x 12'1" (3.6m x 3.7m)
With central recessed central chimney breast wall, tiled hearth and wooden mantle with dual alcoves to either side with wall lighting, radiator, solid oak flooring and French doors to the orangery.

Sitting Room
19'8" x 11'9" min (6.0m x 3.6m min)
With traditional brick inglenook fireplace with solid fuel stove, quarry tile hearth and alcoves to either side with further shelving, log and wine store, two radiators, loft access, downlighting, tiled flooring, French doors and window to the side of the property.

Kitchen
16'4" x 8'10" (5.0m x 2.7m)
With a range of handmade solid wood bespoke cabinetry to include eye level display units. Integrated appliances to include dishwasher, under counter fridge and microwave, central Falcon Range cooker with five ring gas hob and electric double ovens running from LPG bottled gas in chimney breast recess with illuminated extractor hood over, double Belfast sink with Victorian style mixer tap, solid granite worktops, radiator, understairs walk-in pantry cupboard with integrated shelving and tiled flooring.

Utility Room
20'0" x 13'1" (6.1m x 4.0m)
Dual aspect room with a range of solid wood base units accommodating stainless steel sink with mixer tap and drainer, space and plumbing for washing machine and tumble drier, American style fridge freezer, wall of fitted cloak storage, radiator, polycarbonate style roof, tiled flooring, French doors to the driveway and pedestrian door to the side of the property.

WC
5'6" x 3'7" (1.7m x 1.1m)
With WC, radiator, wash basin with tiled splashback, high level window and tiled flooring.

First Floor Landing
15'5" x 5'10" min (4.7m x 1.8m min)
Central gallery landing with arched picture window with views over the garden, loft access and carpeted flooring.

Master Bedroom
11'9" x 11'9" (3.6m x 3.6m)
With wall of fitted wardrobes, radiator, carpeted flooring and window to the front of the property.

Family Bathroom
11'1" max x 8'10" (3.4m max x 2.7m)
Comprising freestanding Victorian style vanity wash basin with storage surround, downlighting and integral mirror, WC, generous walk-in shower with rainfall shower, wall boarding, illuminated extractor fan and glazed shower panel, full wall of mirrored storage cupboards with integrated shelving also housing immersion tank, radiator, wall lighting, tiled walls, vinyl flooring and window to the rear of the property.

Bedroom Two
9'2" x 12'1" (2.8m x 3.7m)
En-suite bedroom with Jack & Jill door to the shower room, wall of fitted wardrobes with central dressing table, radiator, wall lighting, carpet flooring and window with views over open fields to the rear.

En-Suite Shower Room
8'2" x 5'6" (2.5m x 1.7m)
With glazed corner shower cubicle, WC, washbasin, radiator, tiled walls, vinyl flooring and window to the rear of the property.

Bedroom Three
11'9" x 11'9" (3.6m x 3.6m)
With full wall of fitted wardrobes, radiator, wall lighting, carpeted flooring and window with views over the front garden.

Driveway
Set down a winding gravel driveway with gardens to both sides leading to the rear side and rear of the property, detached garage and large area of gravel parking.

Butlers Pantry
13'5" x 15'5" (4.1m x 4.7m)
With Belfast sink, wooden worktops, power and lighting, tiled floor, large picture window to the driveway.

Garage
17'4" x13'9" (5.3m x4.2m)
Accessed via double wooden doors with pedestrian door and window to the side, concrete flooring, power and lighting and external wall tap.

Hay Loft
17'4" x13'9" (5.3m x4.2m)
With independent fuse box, power and lighting, wooden flooring and low level window.

Garden Store
13'1" x 10'2" (4.0m x 3.1m)
With power and lighting, workbench, two wooden windows to the side and traditional brick flooring.

Boiler Room
8'6" x 10'2" (2.6m x 3.1m)
Lean to boiler room with large dual wooden door, oil fired central heating boiler, power and lighting and concrete floor.

Landscaped Gardens
A gardener's delight! Immersed within landscaped gardens to all sides and extending to 1.7 acres set to well tended lawns with ornamental flower borders including a variety of roses, orchard with numerous fruit bearing trees, two greenhouses, concealed oil storage tank, impressive avenue of mature chestnut trees to include summerhouse and substantial hand-built treehouse with verandah overlooking the wildlife pond with further views over open fields, boundaries of hedging and fencing.

Garden Room
12'1" x 9'10" (3.7m x 3.0)
Of brick and wooden construction with power and lighting, concrete flooring, uPVC double glazed window to the rear and sliding patio door to the garden.

Tree House
12'1" x 9'10" (3.7m x 3.0)
Dual aspect, bespoke hand-made wooden treehouse, with power and lighting and windows with expansive views over the garden and wildlife pond.

Additional Comments
The range cooker and American style fridge freezer are available by separate negotiation.

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

Services
We understand that mains electricity and water are connected to the property. Drainage is understood to be to a private system. Heating is via oil-fired central heating system.

Local Authority
Council Tax Band 'C' payable to Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs, LN9 6PH. Tel: 01507 601 111.

Energy Performance Certificate
The property has an energy rating of 'E'. The full report is available from the agents or by visiting www.epcregister.com Reference Number: 7091-3060-9207-9426-7204

Viewing - Alford
Viewing is strictly by appointment with the Alford office at the address shown below.

Directions
From the centre of the village of Willoughby, take Church Lane towards Bonthorpe and continue on to Bonthorpe Road for just under a mile. The property can be found at a fork in the road, turning onto Farlesthorpe Road then immediately on the right. What3words///inviting.published.attracts

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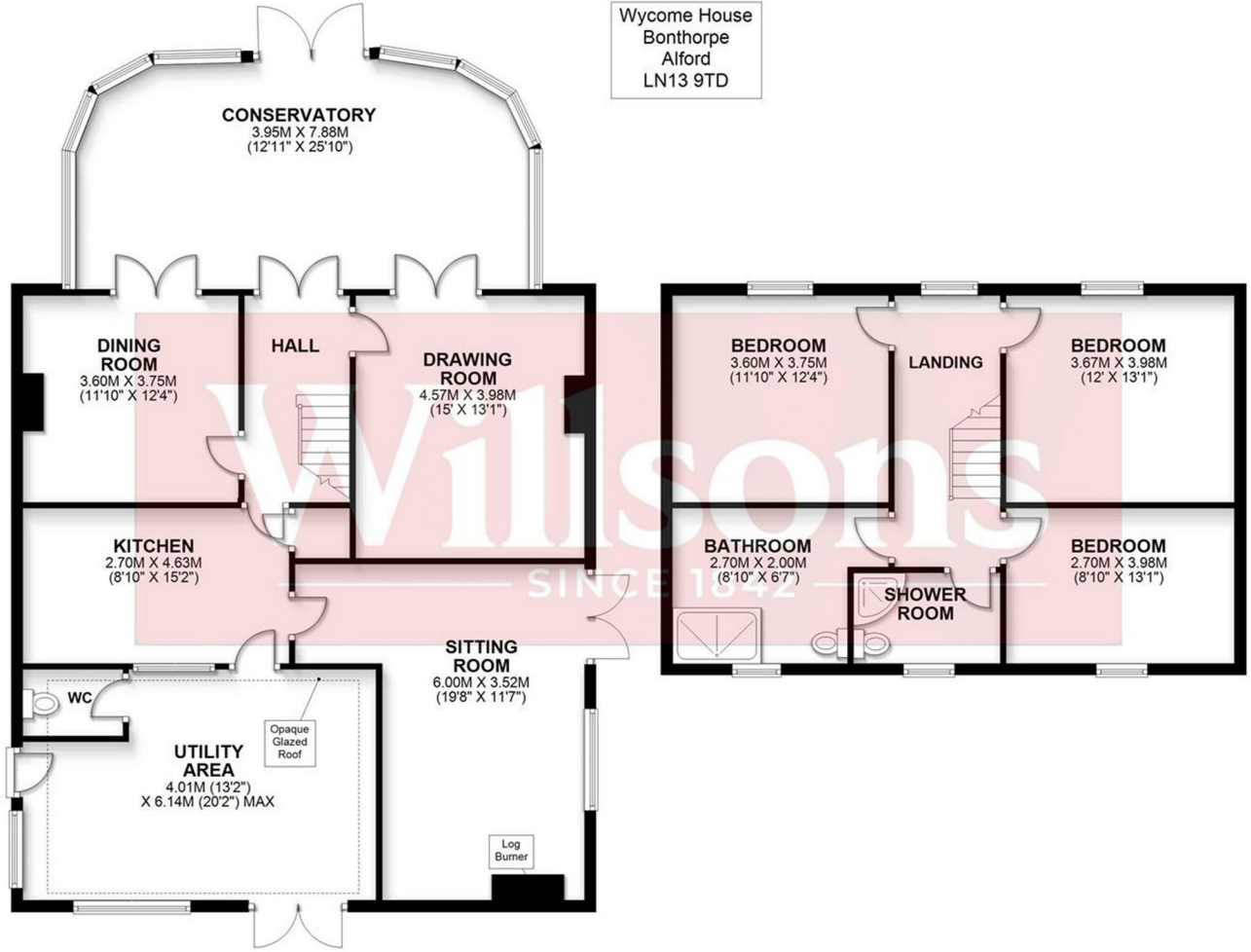

FLOOR PLAN

TOTAL AREA: APPROX. 196.0 SQ. METRES (2109.2 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.