



CHOICE PROPERTIES

Estate Agents

The Vine ,
Alford, LN13 0AS **Reduced To £650,000**



Choice Properties are delighted to bring to the market a substantial six bedroom property, rich in character and curb appeal and thoughtfully renovated internally to offer a stylish, tasteful and contemporary finish. Formerly a public house and guest house, this remarkable home has evolved into an elegant and expansive private residence offering an exceptional sense of space and versatility throughout as well as beautifully tended gardens. Beyond its impressive credentials as a grand home, ideally suited to multi generational living as well, The Vine presents a unique opportunity for those seeking a property with potential to generate an income stream, subject to the necessary consents.

Benefitting from oil fired central heating and double glazing throughout , the generously proportioned and abundantly bright internal accommodation comprises:-

Entrance Hall

With original front door and beamed ceilings. Radiator. Opening to bar/dining area and living room.

Bar/Dining Area

20'6 x 31'0
Spacious dining area fitted with a log burner set into feature brick fireplace with alcoves. Impressive bar that is fitted with drawers shelves and alcoves under. Three radiators. Two sash windows to front aspect. External door leading to garden. Internal doors to kitchen and rear hallway.

Living Room

21'1 x 15'1
Fitted with a log burner set in fireplace with brick surround. Two radiators. Two sash windows to side aspect.

Kitchen

15'1 x 15'9
Fitted with a range of wall and base units with worksurfaces over. Island unit fitted with base units under and an overhang providing a breakfast bar area. One and a half bowl sink with chrome mixer tap and drainer. Single bowl inset stainless steel sink with mixer tap. Three integrated 'Bosch' oven and grills. Two integrated combi microwaves. Five ring gas hob (powered by a propane gas tank) with extractor hood over. Separate extractor hood. Metro tiling to walls. Vertical flat panel radiator. Traditional radiator. Inset spot lighting. uPVC window to rear aspect. Internal doors to utility room, sun room and rear hallway.

Sun Room

12'3 x 25'1
Spacious sun room with dual aspect uPVC sash windows. High vaulted ceiling with four velux windows. uPVC French doors leading to garden space. Log burner set in fireplace with stone hearth and brick surround. Two radiators. Inset spot lighting.

Utility Room

8'5 x 11'0
Ample space for multiple fridge freezers. Door to laundry room.

Laundry Room

9'5 x 11'2
Fitted with a range of wall and base units. Oil fired boiler. Plumbing for two washing machines. Double hot water tanks. Stainless steel sink with mixer tap and drainer.

Rear Hallway

12'7 x 2'9
uPVC door leading to driveway. Internal door to dining room.

Dining Room

16'11 x 14'6
Fitted with an open fireplace with a staggered brick surround. Staircase leading to first floor living room. Radiator. Sash window.

Rear Hall

16'2 x 3'9
With composite external door leading to front garden. Internal doors to both WCs. Tiled flooring. Staircase leading to first floor landing.

WC

7'2 x 5'3
Fitted with a low level wc and a wall mounted wash hand basin. Tiled flooring. Extractor. Frosted uPVC window. Part tiled walls.

WC

7'8 x 5'1
Fitted with a push flush wc, a pedestal wash hand basin, and a urinal. Tiled flooring. Extractor. Frosted uPVC window. Part tiled walls.

Upstairs Living Room

18'7 x 14'9
Fitted with a log burner set in fireplace with tiled hearth. Dual aspect uPVC sash windows. Original hardwood flooring. Feature brick wall. Vaulted ceilings. Opening to landing.

Landing

28'10 x 9'3 (to furthest measurement)
Composite external door leading to external staircase. Access to loft via loft hatch. Internal doors to bathroom and bedroom 1 and 2. Radiator. Openings to two built in storage areas.

Bedroom 1

11'3 x 10'4
Double bedroom with uPVC sash window to side aspect. Radiator. Power points. Inset spot lighting. Internal door to ensuite bathroom.

Ensuite Bathroom

6'2 x 10'0
Fitted with a four piece suite comprising of a freestanding double ended bath, a fully tiled corner shower cubicle, a wash hand basin set over vanity unit with chrome waterfall mixer tap, and a push flush wc. Chrome heated towel rail. Electric shaver points. Part tiled walls. Radiator. uPVC sash window.

Bedroom 2

15'5 x 11'9
Double bedroom with large uPVC window to rear aspect. Radiator. Power points.

Bathroom

9'9 x 10'6
Fitted with a four piece suite comprising of a freestanding double ended bath with shower attachment, a fully tiled corner shower cubicle, a wash hand basin set over vanity unit with chromemixer tap, and a back to wall wc. Chrome heated towel rail. Electric shaver points. Part tiled walls. Radiator. uPVC sash window. Back lit mirror. Extractor.

Walk-In Wardrobe

7'10 x 5'11
With fitted shelving and storage.

Landing

12'8 x 20'10 (to furthest measurement)
Internal doors to bedrooms 3-6. Sky light. Inset spot lighting. Radiator. Power points.

Bedroom 3

12'0 x 12'2
Double bedroom with large uPVC window to side aspect. Radiator. Power points. Tv aerial point. Door to ensuite shower room.

Ensuite Shower Room

4'11 x 8'1
Fitted with a three piece suite comprising of a fully tiled shower cubicle, a wall mounted wash hand basin, and a push flush wc. Fully tiled walls. Back lit mirror. Electric shaver points. Chrome heated towel rail. Radiator. Extractor

Bedroom 4

12'0 x 12'1
Double bedroom with large uPVC window to front aspect. Radiator. Power points. Tv aerial point. Door to ensuite shower room.

Ensuite Shower Room

7'7 x 3'2

Fitted with a three piece suite comprising of a fully tiled shower cubicle, a wall mounted wash hand basin, and a back to wall wc. Fully tiled walls. Electric shaver points. Chrome heated towel rail. Extractor

Bedroom 5

11'10 x 12'0

Double bedroom with large uPVC window to front aspect. Radiator. Power points. Tv aerial point. Door to ensuite shower room.

Ensuite Shower Room

7'8 x 3'2

Fitted with a three piece suite comprising of a fully tiled shower cubicle, a wall mounted wash hand basin, and a back to wall wc. Fully tiled walls. Electric shaver points. Chrome heated towel rail. Extractor

Bedroom 6

11'8 x 9'6

Double bedroom with large uPVC window to front aspect. Radiator. Power points. Tv aerial point. Door to ensuite shower room.

Ensuite Shower Room

6'9 x 6'3

Fitted with a three piece suite comprising of a fully tiled shower cubicle, a wall mounted wash hand basin, and a push flush wc. Fully tiled walls. Back lit mirror. Electric shaver points. Chrome heated towel rail. Radiator. Extractor. Frosted window to side aspect.

Man Cave

14'3 x 21'8

Fitted with power and lighting. Timber entrance door. Vaulted ceilings.

Garage

13'2 x 14'8

Beamed ceilings. Large stable style entrance door.

2nd Garage

6'1 x 14'7

Timber entrance door. Beamed ceilings.

Gardens

The property benefits from two garden spaces found to the front and side of the property. The front garden was formerly a beer garden when the property was previously a pub and benefits from a range of mature plants, trees and shrubs which provide the garden with an abundance of life and colour. The side garden is predominantly laid to lawn but features an impressive patio area which benefits from a pergola, swing seat, and a pond providing the perfect space for outdoor seating.

Driveway

Large grey gravelled car park with space for 18+ vehicles.

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 A.

Viewing Arrangements

By appointment through Choice Properties on 01507 462277.

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.













Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3

Approximate total area⁽¹⁾

4499 ft²

Reduced headroom

14 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

From Ulceby Cross Roundabout head North along the A16 towards Louth. Continue for 2km then turn right down the road with the signpost for South Thoresby. Continue for a further 1.5 km into the village of South Thoresby then turn left. You will find the property 50m along this road on your left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

