

The Coach House , Raithby, Spilsby, PE23 4DS

Price £214,950



*****£229,950 REDUCED TO £214,950***** Prepare yourself to be amazed by this most charming Grade II listed Coach House. Wow is all we can say. Situated at the doorstep of the Lincolnshire Wolds an area of outstanding beauty this attractive spacious 2 bedroom home has been re-furbished to the highest specification and includes many original features, one of which is the 72 perch brick dovecote which forms part of the staircase wall. Don't waste a moment, call us now to view this most delightful home.

Situated in the small village of Raithby with its un-spoilt scenery and nearby pretty hamlets and villages the Coach House has been re-furbished to a high standard. Originally forming part of Raithby Hall the property stands in the courtyard next to the Grade I listed Chapel founded by Sir John Wesley and thought to be the oldest methodist chapel in England.

John Wesley was said to have described the Hall as a 'palace in the midst of paradise' and we at Choice certainly agree. The famous poet Lord Alfred Tennyson only lived a few miles from here and was said to have visited the Hall.

The Coach House stands proudly within the Hall's original Courtyard and occupies the most fabulous position.

With the advantage of modern electric heating and removable secondary double glazing to the upstairs rooms the well laid out internal accommodation consists of:-

Entrance Door

Wide front entrance door with glass panels and roller blind.

Kitchen

18'3" x 10'5"

With one and half bowl stainless steel sink unit and drainer with bespoke glass splashback. Cream base and drawer units with work surfaces over. Wall units with frosted glass doors. Dining Island. Large matching floor to ceiling cupboard. Electric cooker included with bespoke glass splashback and extractor hood. Feature stainless steel shelf. Plumbing for dishwasher. Plumbing for automatic washing machine. Telephone point. Power points. Natural skylight. Glass door to Inner Hall. Glass door to:-

Lounge/Dining Area

11'8" x 19'10"

With electric fire set in feature Adam style fireplace. Original timber beam. Two sets of double opening doors which open on to the front cobblestone garden. 2 Radiators. Power points.

Inner Hall

Tiled floor. Beamed ceiling. Door to cloakroom. Rear access door. Understairs storage cupboard. Staircase with original 72 hole brick walled dovecote which leads to the landing.

Cloakroom

7'03" x 2'11"

With low level flush w.c. Wash hand basin set in vanity unit. Storage cupboard.

Landing

12'09 x 5'05" max

Bedroom 1

20'8" x 10'6" bed & dressing room together

Bedroom itself measures 10'10" x 10'6" (approx) with door which leads into the dressing room. Fitted wardrobe and airing cupboard which house hot water cylinder and immersion heater. Power points.

Dressing Area

10'6" x 9'10"

With natural skylight. Power points. Door to storage cupboard.

Storage Cupboard

Bedroom 2

11'8" x 8'9"

Radiator. Power points.

Shower Room

6'11 x 6'03"

With large walk in shower. Wash hand basin set in a two drawer vanity unit. Low level flush w.c. Heated towel rail. Glass shelf. Stainless steel towel rail. Three quarter tiled walls.

Feature Archway to Driveway

Cobbled Driveway

Gardens

To the front of the property is an attractive open plan cobble stone garden area. To the rear is an extremely private and most attractive walled garden with paved patio area ornamental gravelled area and colourful shrub borders. A garden shed is included in the sale.

Tenure

Freehold

Council Tax Band

Local Authority - East Lindsey District Council,

Tedder Hall,

Manby Park,

Louth.

LN11 8UP

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 C Amount for 2018/19 is £1,409.60

Viewing Arrangements

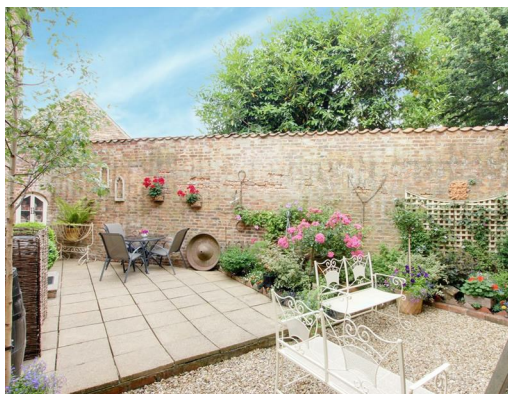
Viewing by Appointment through Choice Properties, 16 South Market Place, Alford, Lincolnshire. LN13 9AE. Tel 01507 462277

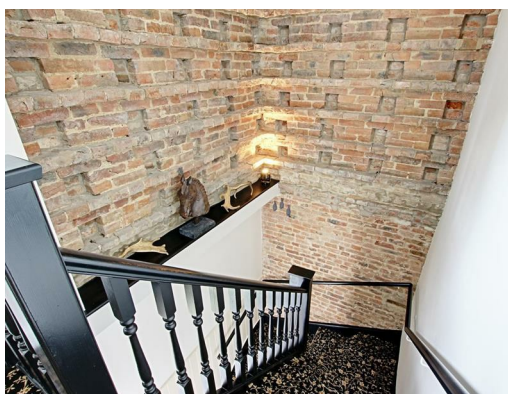
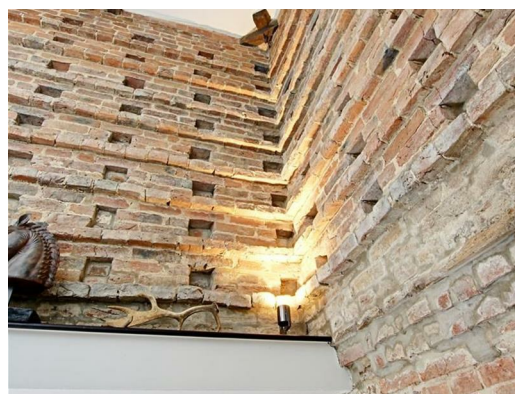
Making an Offer

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.

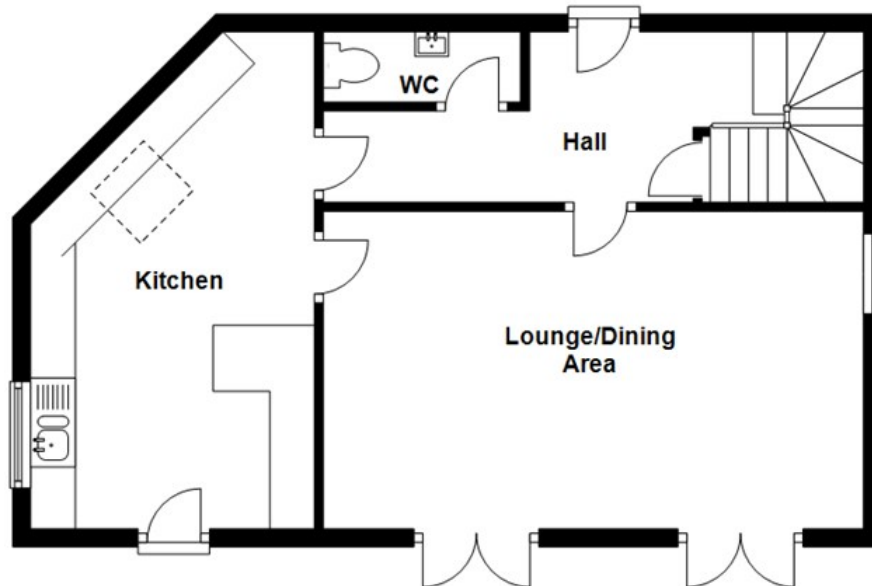
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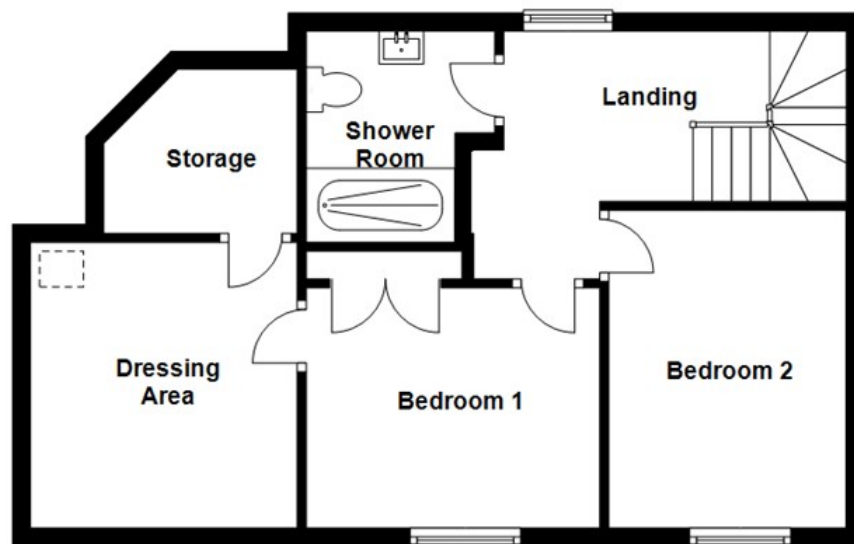




Ground Floor



First Floor



Directions

Use the postcode PE23 4DS for use with sat nav.

