

Hawthorn Cottage Church Lane, Saltfleetby, LN11 7TU

Price £425,000



Choice Properties offer this rare opportunity to acquire a spacious detached bungalow with a vast range of outbuildings including Garages, Workshops, Stables, Offices and a Studio. The property also boasts a large plot extending to 9 acres positioned along a small country lane with no immediate neighbours.

The property has the added advantage of LPG Central Heating, Solar panels and UPVC double glazing. The spacious internal accommodation consists of:-

Front entrance door to:

Entrance Hall

13' x 9'8" to widest dimensions

Radiator. Timber flooring.

Lounge

20'4" x 12'2"

Radiator. Storage heater. Timber flooring. Wall and ceiling lights. T.V. aerial point. Sliding patio doors leading out to the side garden.

Kitchen/Dining Room

20'4" x 9'4"

Fitted wall and base units with tiled work surfaces over. 1.5 bowl sink unit and drainer with mixer taps. Part tiled walls. Electric cooker point with extractor hood over. Electric consumer unit and meter for the solar panels. Timber flooring to the dining area.

Utility Room

8'7" x 5'7"

Fitted storage cupboard. Door to:

Side Porch

6'5" x 5'7"

LPG boiler which supplies the central heating and hot water. Programmer controls. Tiled floor. Door leading out to the side/rear garden.

Inner Hallway

5'7" x 14'5"

2 storage heater. Airing cupboard. Storage cupboard. Timber flooring.

Bedroom 1

15'8" x 10'3" to widest dimensions

Fitted wardrobes. Radiator. Timber flooring. Door to:

En-suite Shower Room

6'3" x 6'0"

With three piece suite which consists of a shower enclosure with electric shower, pedestal wash hand basin and w.c. Fully tiled walls. Electric shaver point.

Bedroom 2

15'8" x 9'7" to widest dimensions

Fitted wardrobes. Radiator. Timber flooring.

Bedroom 3

11'9" x 9'1"

Radiator. Fitted wardrobe. Timber flooring.

Bedroom 4

10'7" x 9'1"

Fitted wardrobe. Radiator. Timber flooring. Access to the loft area.

Shower Room

10'0" x 5'10"

Large shower enclosure with electric shower, 2nd shower enclosure with mixer shower, pedestal wash hand basin and w.c. Radiator. Storage heater. Fully tiled walls. Electric shaver point.

Driveway

Large gravelled driveway with turning area and access to the outbuildings. Field gate to the front.

Garage (bungalow)

19' x 12'

Electric roller door. Power and lighting.

Garden

To the left and rear of the property is an enclosed garden area which is laid to lawn with feature planting. To the right of the driveway is a vegetable garden with fruit trees and a summerhouse.

Orchard

To the rear of the property is the orchard with a wide variety of fruit trees.

OUTBUILDINGS

Front Garage/Workshop

31' x 14'3"

Double opening timber garage doors. Box bay to the side. Power and lighting. Fitted work benches. Opening leading through to:

Rear Garage

15'10" x 12'10"

Double opening timber garage doors. Double opening doors to:

Office

13'5" x 12'7"

Double opening doors to the front. Tiled floor. Storage heater. Water tap. Power and lighting. Staircase leading up to the Studio. Door leading through to:

Store/Kitchen

13'5" x 12'2"

Double opening doors to the front. Tiled floor. Work surfaces. 2 butlers sinks. Electric water heater. Power and lighting. Door leading through to:

Workshop

19'4" x 14'6"

Power and lighting. Double opening doors leading through to:

High Barn

22'8" x 19'6"

With two sets of double opening garage doors.

Studio/Loft Room

42' x 16'3"

Power and lighting. Door to outside with external metal staircase.

Timber Garage/Workshop

27'9" x 15'8"

Double opening garage doors to the front. Personal door to the side.

Timber Store

29' x 19'10"

With double opening timber doors.

Stables

30' x 11'7"

Three stables measuring 11'7" x 10' each plus a tack room measuring 10' x 7"

Paddock

To the rear of the gardens and outbuildings is the paddock measuring close to 2 acres (STS).

Field

Directly opposite the property on the other side of the road is the field which measure close to 7 acres (STS), This land is presently leased to a local farmer until the end of 2018.

ADDITION NOTES

The property benefits from having privately owned solar panels as well as having batteries in the loft to retain the power.

Tenure

Freehold

Council Tax

Viewing Arrangements

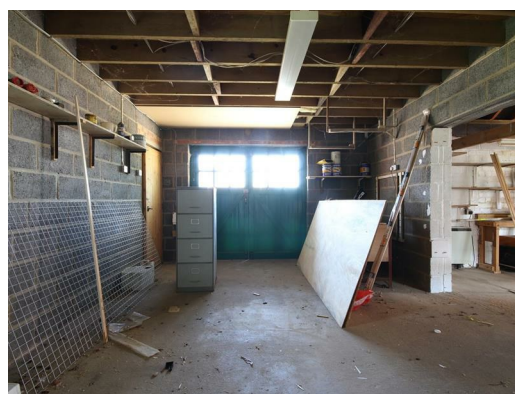
Opening Hours

Monday to Friday 9.00 a.m to 5.30 p.m.

Saturday 9.00 a.m. to 3.00 p.m.

Making an offer

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.



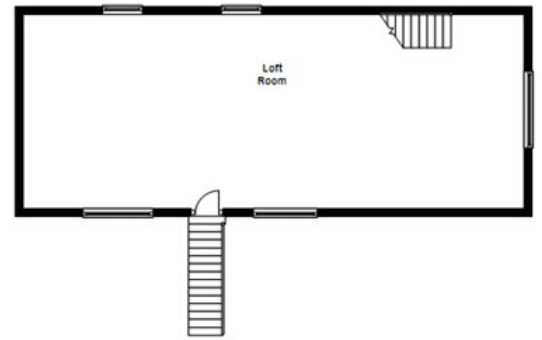




Ground Floor



First Floor



Directions

