



# CHOICE PROPERTIES

*Estate Agents*

Stymie Cottage Roman Bank,  
Sandilands, LN12 2RJ      Price £595,000



Choice Properties are excited to offer for sale this two bedroom detached house; situated just a stone's throw from the beach, the National Trust Sandilands Nature Reserve and Lincolnshire Wildlife Nature Reserve. For those seeking an investment opportunity, the property also features two charming holiday cottages, which provide a steady income stream. This is an ideal setup for anyone looking to venture into the hospitality market or simply to enjoy the benefits of additional rental income.

The sizeable workshop, complete with a log burner and log store, offers a fantastic space for hobbies or additional storage, and the well-tended gardens that surround the property create a serene and inviting atmosphere, making it a perfect sanctuary to unwind after a long day. Early viewing is most certainly advised to appreciate what is on offer, especially with the option of the property being sold with no onward chain.

Featuring an LPG gas central heating system (with underfloor heating downstairs), modern regulation septic tank system, and uPVC double glazing throughout. The charming accommodation comprises:-

#### **Entrance Hall**

13'09" x 3'11"

Front composite door leading into the entrance hall with tiled flooring with doors to:

#### **Utility Area**

6'06" x 4'03"

Fitted with a base unit and space and plumbing for a washing machine with worktop over, wall mounted shelving, tiled flooring, and the utility area also houses the LPG gas wall mounted 'Ideal' combination boiler; supplying both the underfloor heating and hot water system.

#### **Shower Room**

6'08" x 3'02"

Fitted with a three piece suite comprising a shower cubicle with sliding door and mains fed shower head over, hand wash basin with mixer tap and WC with dual flush button, tiled flooring, partly tiled walls and an extractor fan.

#### **Kitchen/Dining Room**

28'10" x 11'03"

Remarkably spacious and light and bright kitchen, fitted with a base units with worktop over, one bowl ceramic butler sink with mixer tap, space for a freestanding 'Range' style cooker, integrated dishwasher, space for a freestanding 'American' style fridge/freezer, ample space for a dining table, tiled flooring, part inset spot lighting, log burning stove, double opening 'French' doors to the rear and dual aspect windows; as well as a ceiling lantern. Opening through to the:

#### **Reception Room**

14'04" x 23'11"

Sizeable reception room benefiting from dual aspect windows with a TV aerial, tiled flooring, built in storage cupboard (measuring 2'09" x 9'07") and a door to the stairway leading to the first floor.

#### **Landing**

5'10" x 6'05"

With doors to:

#### **Bedroom 1**

10'08" x 10'07"

Double bedroom with an over-stair storage recess.

#### **Bedroom 2**

7'09" x 12'07"

Double bedroom.

#### **Bathroom**

5'10" x 7'11"

Fitted with a three piece suite comprising a double ended bath tub with mixer tap and shower attachment, pedestal hand wash basin with single hot and cold taps and WC with cistern lever, tiled flooring.

#### **Driveway**

Expansive gravelled driveway, providing ample off road parking for several vehicles, including ample space for parking for the two holiday cottages.

#### **Log Store**

11'06" x 12'11"

Open ended outside store/log store with outside power points, lighting and double opening timber doors to:

#### **Workshop**

27'07" x 13'00"

Impressive workshop with power, lighting, two uPVC windows and a log burning stove.

#### **Gardens**

Well tended gardens surround the property, mostly laid to lawn. The gardens are set in different areas, including a large paved patio seating area to the rear, perfect for outdoor dining and entertaining with open views to the rear. There are also two areas laid to lawn with established shrubs and timber fencing to the boundaries and well as a further enclosed area to the rear with raised planter beds.

#### **Sanderling Cottage**

With the added benefit of electric underfloor heating, the accommodation comprises:-

#### **Open Plan Kitchen/Reception Room**

11'09" x 15'00"

Fitted with a range of wall and base units with worktop over, one bowl ceramic butler sink with mixer tap, two ring hob, integrated electric oven, integrated fridge, ample space for a dining table, tiled splashbacks, tiled flooring, open views over the neighbouring Nature Reserve, TV aerial and double opening 'French' doors to:

#### **Bedroom**

9'06" x 8'07"

Double bedroom with tiled flooring and a built in wardrobe recess.

### **Shower Room**

9'04" x 4'03"

Fitted with a stylish three piece suite comprising a large walk in tiled shower enclosure with electric 'Mira Jump' double shower over, hand wash basin with mixer tap; built into vanity and WC with dual flush button, extractor fan, tiled flooring and a 'Velux' style window.

### **Courtyard Garden**

To the rear of the cottage you will find a privately enclosed courtyard garden, laid with paving slabs for ease of maintenance with low level timber fencing to the boundaries, allowing the cottage to benefit from the beautiful open views to the rear.

### **Wagtail Cottage**

With the added benefit of electric underfloor heating, the accommodation comprises:-

### **Open Plan Kitchen/Reception Room**

11'09" x 14'11"

Fitted with a range of wall and base units with worktop over, one bowl ceramic sink with drainer and mixer tap, two ring hob, integrated electric oven, integrated fridge, tiled splashbacks, ample space for a dining table, tiled flooring, a TV aerial and double opening 'French' doors to the rear courtyard garden.

### **Bedroom**

8'06" x 10'00"

Double bedroom with tiled flooring and a door to:

### **Shower Room**

8'08" x 4'07"

Fitted with a three piece suite comprising a large shower cubicle with sliding door and mains fed double shower head over, hand wash basin with mixer tap; built into vanity and WC with dual flush button, extractor fan, partly tiled walls, tiled flooring and a 'Velux' style window.

### **Courtyard Garden**

To the rear of the cottage you will find a privately enclosed courtyard garden, laid with paving slabs for ease of maintenance with low level timber fencing to the boundaries. The rear courtyard garden additionally benefits from outdoor wall lighting and secure gated access to side aspect.

### **Tenure**

Freehold.

### **Viewing arrangements**

Viewing by Appointment through Choice Properties, Sutton-on-Sea, Tel- 01507 443777

### **Opening hours**

Monday - Friday: 9am - 5pm

Saturday: 9am - 3pm

### **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.

### **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](http://www.e-lindsey.gov.uk)

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band B.

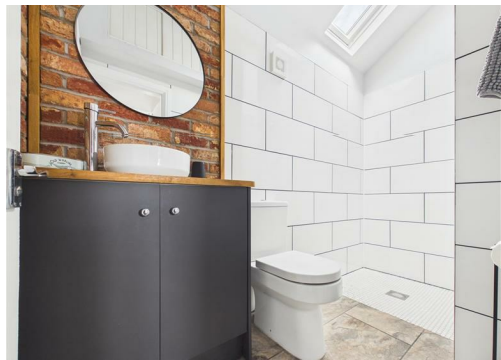
Please note that council tax is payable on the two holiday cottages, and both are each in Council Tax Band A.

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.











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Floor 0 Building 1



Floor 0 Building 2



Floor 1 Building 2

Approximate total area<sup>(1)</sup>  
2210 ft<sup>2</sup>  
Reduced headroom  
11 ft<sup>2</sup>

(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 our Sutton on Sea office head South on the A52 towards Skegness. After you have passed through Sutton on Sea and into Sandilands, turn left onto Sea Lane heading past the Grange & Links Hotel towards the Nature Reserve (former golf course). Follow Huttoft Bank and the former Golf Course (which will be on your left hand side) and 'Stymie Cottage' can be found a short distance along on the right 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

