CHOICE PROPERTIES

Estate Agents

Four Acres Huttoft Bank, Huttoft, Alford, LN13 9RS

Price £850,000



It is a pleasure for Choice Properties to offer for sale this remarkably spacious and impressive detached house offering over 4,000 square feet of accommodation, occupying a pleasant position just moments away from the National Trust Sandilands nature reserve and golden sandy beaches, with far reaching uninterrupted open rural views to the Lincolnshire Wolds. This superb family home boasts five bedrooms, three bathrooms, ample living space and provides potential for multi-generational living. Further benefitting from a number of large outbuildings and standing in a plot in excess of 3 acres (sts), the property also provides a variety of potential business uses and equestrian facilities, subject to the relevant planning permissions. Early viewing is certainly advised to appreciate this stunning property!

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The Property Ombudsman
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Offering generously proportioned rooms throughout, this light and bright accommodation comprises:

Entrance Hall
Composite front entrance door. Main staircase to the first floor landing. Radiator.

Lounge
Light and airy lounge with triple aspect windows. Electric fireplace set in feature surround. TV aerial and ethernet point. Two radiators.

Study
Radiator.

Kitchen/Diner
A stylish fitted kitchen comprising a range of wall, base and drawer units with work surfaces over, ceramic sink unit and drainer with mixer tap, two integrated 'Neff' hide and slide ovens, integrated four ring induction hob with extractor over, integrated dishwasher, integrated fridge/freezer, large pantry cupboard and pop up kitchen power points. Tiled flooring. Part tiled walls. Spot lighting. Dual aspect windows. Two radiators. Double opening doors to the living room.

Laundry Room
Plumbing and space for a washing machine and dryer. 'Camray' boiler.

Living Room
Large, light and airy living area with double opening 'French' style patio doors leading to the garden. TV aerial point. Multi-fuel stove with back boiler which feeds the radiators. Tiled flooring. Two radiators. Staircase to the first floor landing.

Boot Room
uPVC entrance door. Tiled flooring. Radiator.

Sauna
Electric Finland Sawo sauna. Spot lighting. Door leading to the garden.

Shower Room
Fitted with a white three piece suite comprising a walk-in shower enclosure with mains fed shower, pedestal hand wash basin with mixer tap, and dual flush wc. Tiled flooring and part tiled walls. Radiator. Spot lighting.

First Floor Landing
Radiators. Loft access. Doors to:

Games Room
With triple aspect windows and two radiators. Karndean flooring.

Bedroom 1
Spacious double bedroom with built in wardrobe bridging unit. Triple aspect windows. Two radiators.

Bedroom 2
Spacious double bedroom with built in walk in wardrobe. Two radiators.

Bedroom 3
Spacious double bedroom with built in walk in wardrobe. Dual aspect windows. Two radiators.

Bedroom 4
Spacious double bedroom with built in walk in wardrobe. Radiator.

Bedroom 5
Double bedroom. Radiator.

Bathroom
Fitted with a stylish four piece suite comprising a bath with mixer tap, shower enclosure with mains fed power shower, pedestal hand wash basin with mixer tap, and dual flush wc. Radiator. Heated towel rail. Spot lighting.

Shower Room
Fitted with a modern three piece suite comprising a walk-in shower enclosure with mains fed power shower over, dual flush wc and hand wash basin with mixer tap set in a vanity unit. Radiator. Spot lighting. Tiled walls.

Garden Room
With a polycarbonate roof, power, lighting and double opening uPVC 'French' style patio doors. Tiled flooring. Grape vine and avocado tree.

Garage
With an electric up and over door, power, lighting and a stainless steel sink unit and drainer.

Driveway
Double opening electric metal and composite boarded gates open on to a sweeping block paved driveway to the house which provides ample parking for several vehicles.

Gardens
The property benefits from very well maintained gardens, 2 are enclosed by timber fencing and hedges.
The working kitchen garden is paved and includes a large patio area with lighting, perfect for entertaining or outdoor dining, as well as a number of raised beds, stocked with soft fruit, vegetables, herbs and flowers for cutting and an 8x6 greenhouse. The large timber shed has power, lighting and internet. A gated practical utility area provides a metre cube rainwater storage tank, outside tap and outside power points.
The stunning flower garden contains an abundance of herbaceous perennials, grasses, bulbs, flowering shrubs and trees, providing all year round colour and interest. The paved pathways give access to an immersive patio area and gates to the land beyond.

Land & Outbuildings
The property stands proudly in excess of three acres (sts) which is mostly laid to lawn, with hedges and trees to the boundaries and a good variety of mature fruit trees. The welcome addition of a large well stocked fishing lake, complimented with a decorative gravel garden, makes this space a truly tranquil haven for both you and the abundant wildlife.
The yard area consists of a large workshop, with roller shutter doors measuring 11'6" wide X 10' high. Two integral side sheds, one which has stable doors leading to a small fenced and gated paddock. The hard standing area measures 95' X 91' with concrete storage bays and a large rainwater tank. There is an additional double outbuilding to the far side of the yard.

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 C.

Viewing Arrangements
By appointment through Choice Properties on 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.

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.

















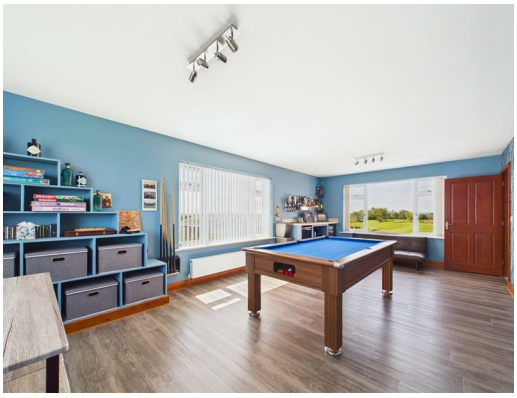

















































Floor 0 Building 1

Approximate total area(1)

2130 ft²

Reduced headroom

29 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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Floor 1 Building 1

Approximate total area(1)

1893 ft²

(1) Excluding balconies and terraces

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Floor 0 Building 3

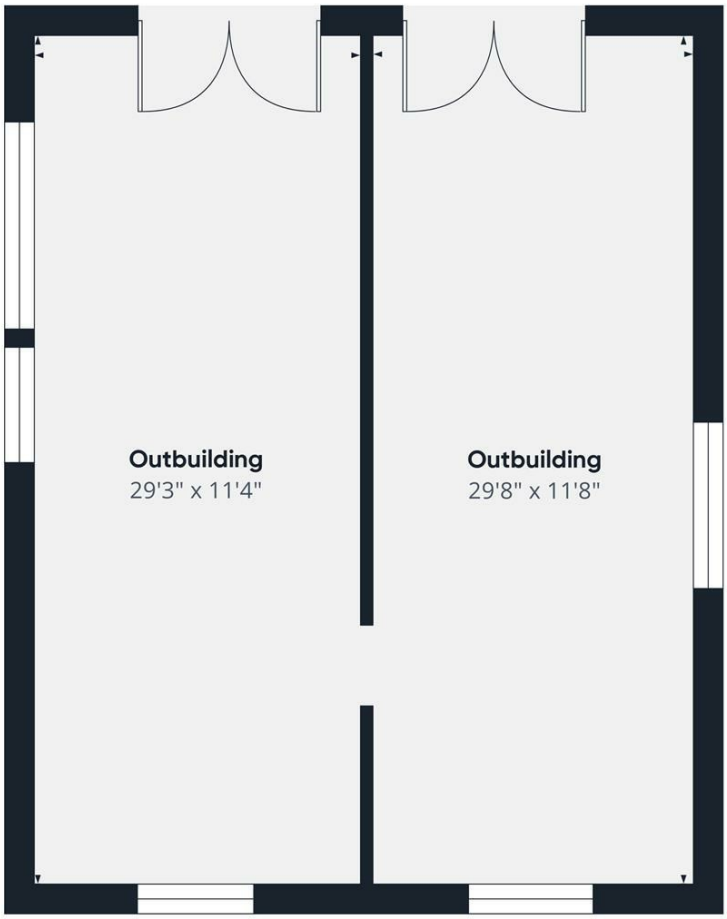
Approximate total area(1)

1995 ft²

(1) Excluding balconies and terraces

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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Floor 0 Building 4

Approximate total area(1)

675 ft²

(1) Excluding balconies and terraces

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 office turn left at the roundabout in the direction of Skegness. After you have passed through Sutton on Sea and into Sandilands, turn left onto Sea Lane heading towards the old Golf Course. Follow Huttoft Bank and 'Four Acres' can be found on your right hand side.

