



CHOICE PROPERTIES

Estate Agents

The Old Dairy Farmhouse Sea Road,
Anderby, PE24 5YB

Price £395,000



Nestled in the charming village of Anderby, this delightful Grade II listed detached farmhouse offers a unique blend of character and modern living. Set in a semi-rural position, the property provides a tranquil retreat.

As you approach the farmhouse, you will be captivated by its traditional architecture and inviting atmosphere. The spacious interior is filled with character, showcasing original features that add to its charm. The layout is thoughtfully designed, providing ample space for both relaxation and entertaining.

One of the standout features of this property is the versatile annexe, which can serve both as a guest suite or additional rooms.

The surrounding area is perfect for those who appreciate the beauty of nature, with picturesque countryside views and the nearby coastline providing a wealth of outdoor activities. Whether you are looking to enjoy peaceful walks or the excitement of beach life, this location has it all.

The property has the benefit of Oil fired central heating and is partially double glazed. Internally the spacious well laid out accommodation comprises:

Front entrance door to:

Entry

Door to:

Sitting Room

Aga set in feature brick surround. 2 radiators. Staircase to the first floor landing with stairlift. Tiled floor. Thermostat control for the central heating. Feature beams.

Living Room

Wood burner set in feature surround. Radiator. Tiled floor. Feature beams.

Dining Room

Radiator. Vaulted ceiling. Tiled floor. Door to annexe area.

Kitchen

Fitted wall and base units with work surfaces over. Stainless steel sink unit and drainer with mixer taps. Integrated fridge, gas hob and microwave.

Landing

Radiator. Access to the loft area.

Bedroom 1

Radiator. Airing cupboard housing the hot water cylinder with immersion heater. Feature beam. Door to ensuite.

En-suite

With three piece white suite which consists of a shower enclosure with electric shower, wash hand basin and w.c. Part tiled walls. Heated towel rail. Extractor fan.

Bedroom 2

Radiator. Feature beams.

Bathroom

With three piece bathroom suite which consists of a slipper bath, wash hand basin and w.c. Radiator. Part tiled walls. Extractor fan. Electric shaver point.

Living Room (Annexe)

Multi fuel burner set in feature brick surround. 2 cast iron radiators. Timber flooring. Staircase to Mezzanine. Vaulted ceiling. Thermostat control for the central heating.

Mezzanine (Annexe)

Timber flooring. Radiator.

Kitchen (Annexe)

Bespoke timber kitchen units with work surfaces over. 'Worcester' oil boiler which supplies the central heating and hot water for the annexe. Butler's sink. Plumbing for washing machine. Cupboard housing the electric consumer unit. Vaulted ceiling. Radiator. Timber flooring.

Hallway

Doors to :

Bedroom 1 (Annexe)

Timber flooring. Radiator. Feature beams. Door to:

En-suite (Annexe)

Shower enclosure with mixer shower, wash hand basin and w.c. Part tiled walls. Extractor fan. Heated towel rail/radiator.

Bedroom 2 (Annexe)

Timber flooring. Radiator. Feature beams. Door to Shower Room.

Bathroom (Annexe)

With three piece white suite which consists of a shower enclosure with mixer shower, wash hand basin and w.c. Part tiled walls. Feature beams. Heated towel rail.

Driveway

As you come off the access track there is a gravelled driveway to the front of the property.

Gardens

The property is positioned on a spacious plot with lawned gardens and mature trees/plants. Greenhouse. Summerhouse.

Workshop/Garage

Spacious workshop/garage with double opening doors.

ADDITIONAL NOTES

The property is set back from the road behind a paddock and is accessed via a gravel farm track. As you pass the paddock the property is on the right with the rear facing the road. The boundary lies to the right of the farm track and does not include outbuildings to the left of the track.

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.

Tenure

Freehold

Opening hours

Mon-Fri 9am-5pm, Saturday 9am-3pm.

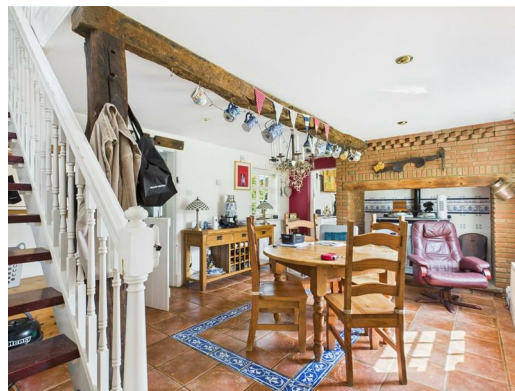
Making an Offer

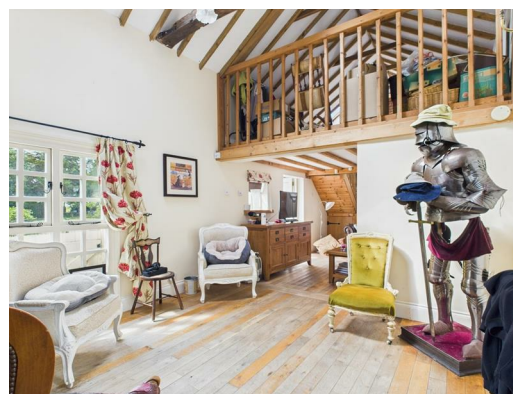
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current utility bill. 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.

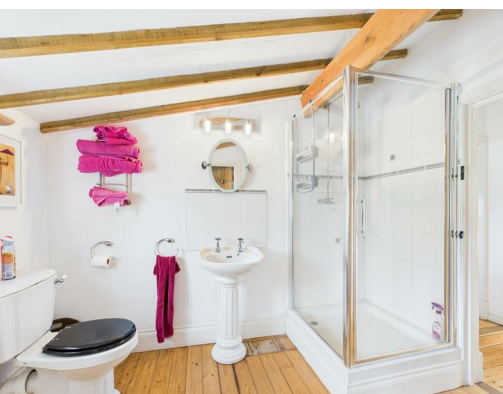
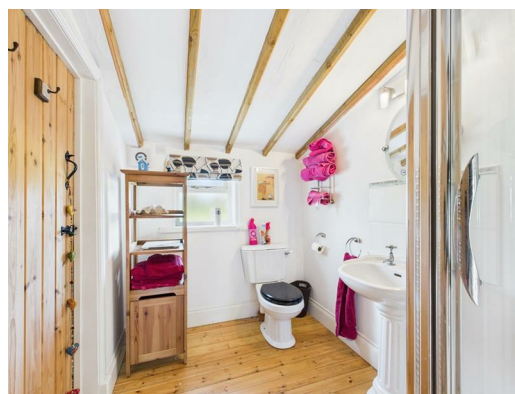
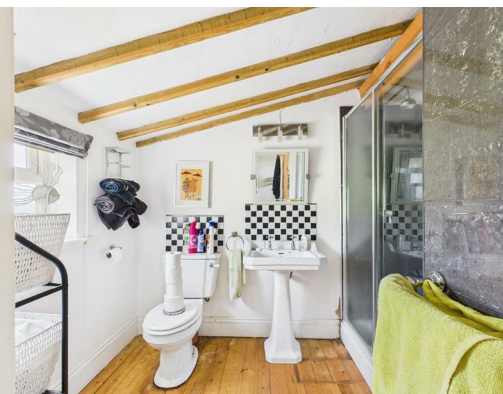
Viewing arrangements

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

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Floor 0 Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾

2375 ft²

Reduced headroom

64 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

As you enter Anderby from Huttoft continue approximately 300m from the village hall and the property can be found on your right hand side behind a paddock and is accessed via a farm track.

