The Old Stables,

| South Willingham, Lincolnshire Wolds | LN8 6JQ

Offers In The Region Of £425,000

Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents.
Agricultural & Fine Art Auctioneers.

The Old Stables

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Unique and characterful detached stable conversion. Set in the picturesque Lincolnshire Wolds village of South Willingham with lovely countryside walks on your doorstep. Convenience Stores, Post Offices and pubs can be found at nearby Donnington on Bain and East Barkwith. A wider choice of shopping and amenities a short 5 miles away at Wragby to include swimming pool, Co-Op Food Store, selection of independent shops.

Well placed for local education with excellent Primary Schools at Donnington on Bain and Wragby. Superb choices of senior school options, to include Grammar Schools at Louth and Horncastle.
Regular bus services to Louth and Lincoln.

This attractive home overlooks the pretty village church and sits well back from the road, so offers a good deal of privacy and a quieter position. It has many character features including exposed stone, brickwork, wall timbers, beams, original feed manager along with multi fuel stoves.

The home is warmed by efficient modern electric heaters installed in 2023 and is retained by sealed unit double glazing. It comprises in brief sunroom/entrance, dining area, kitchen, snug, sitting room, four bedrooms, ensuite shower room plus wet room.

Outside there is a large, gravelled driveway with parking for numerous cars and other vehicles providing access to the double garage.

The property also benefits from wrap-around gardens to front and side and include an orchard area.

- Characterful Detached Stable Conversion
- Beams & Exposed Stone and Brickwork
- Two Main Receptions & Kitchen
- Wrap Around Front & Side Garden
- Lincolnshire Wolds Village
- Wonderful Village Community
- Four Bedrooms & Two Bathrooms
- Double Garage plus Ample Parking

Sun Room/Entrance

6'9 x 11'2 (2.06m x 3.40m)
'Georgian' style bi-fold doors to front with views to the village church. Window to side. Wood effect tiled floor. Wall mounted electric convector heater. Exposed brickwork. 'Georgian' style casement doors and matching side screen to:-

Dining Area

16'0 x 15'4 (4.88m x 4.67m)

Part vaulted ceiling with original central beam with two windows to the side aspect. Wall mounted electric convector heater. Archway through to snug area. Further archway with steps up into kitchen. Door to inner hallway.

Kitchen Area

7'4 x 15'6 (2.24m x 4.72m)

Cream colour, traditional cottage style units. Work-surface mounted Glazed & Lit 'Dresser' style unit with two glazed display cabinets. Granite style work-surfaces. Belfast sink. Brick floor. Window to side. Beam. Archway to:-

Pantry Area

7'5 x 4'0 (2.26m x 1.22m)

Window to rear. Brick floor.

Snug Area

12'0 x 14'10 (3.66m x 4.52m)

Multi-fuel stove with quarry tiled hearth. Vaulted ceiling with exposed wall timbers and windows to both side aspects. Wall mounted electric convector heater.

Sitting Room

15'5 x 15'4 (4.70m x 4.67m)

Exposed stone and brickwork with original feed managers. Multi-fuel stove with brick hearth. Part vaulted ceiling with original central beam. Two windows to front aspect with views of the village church. Window and double opening “Georgian” style casement door to the side aspect overlooking the driveway.

Inner Hall

Latched door off dining area into light inner hallway. Windows to the front and rear aspects. Rear doorway and stairs to the first floor. Exposed brick and stonework.

Bedroom One

12'11 x 10'2 (3.94m x 3.10m)

Window to front aspect. Wall mounted electric convector heater with archway through to:

Dressing Area

Two double wardrobes with latched door through to:

En-Suite Shower Room

White suite with corner shower, concealed cistern WC and basin, both set in a vanity unit with double storage cupboard. Mermaid style boarding to water sensitive areas. Wall mounted heated towel rail. Window to front aspect.

Bedroom Four
9'10 x 6'9 (3.00m x 2.06m)
Internal window to front aspect. Wall mounted electric convector heater

Wet Room
Shower area, Wash basin seated in vanity unit with cupboard, WC, mermaid boarding to water sensitive areas. White heated towel rail. Window to front aspect.

First Floor Landing
Velux window. Two double eaves storage cupboards. Latched doors off.

Bedroom Two
12'6 maximum x 13'4 (3.81m maximum x 4.06m)
Attractive vaulted ceiling with partially restricted headroom with exposed wall timbers. Wall mounted electric convector heater. Two useful storage cupboards and two Velux windows.

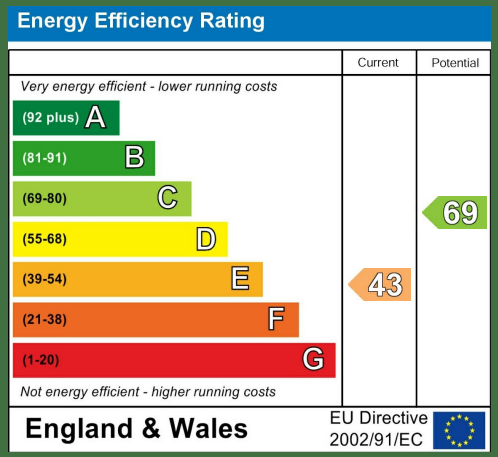
Bedroom Three
12'11 x 10'2 (3.94m x 3.10m)
Characterful vaulted ceiling with exposed beams and wall timbers with partially restricted headroom. Wall mounted electric convector heater. Two Velux windows.

Outside
Approached via large gravelled driveway with parking for several cars and giving access to the property, double garage and gardens.

Double Garage
16'9 x 19'6 (5.11m x 5.94m)
Two pairs of double opening doors. Light and electric.

Wrap Around Gardens to Front and Side
Flagstone patio and seating area. Expanse of 'L' shaped lawn. Mature hedgerow and shrubs. Fruit trees including greengage, apple and pear trees.

Additional Information
Tenure: Freehold
Services Metered mains water. Sewerage – Klargester Digester (installed 2023)
EPC Rating: E
Council Tax Band: E - East Lindsey
Agents Note: There is a connection between the seller of this property and Perkins, George, Mawer & Co



Perkins George Mawer & Co

Corn Exchange Chambers
Queen Street
Market Rasen
Lincolnshire
LN8 3EH

01673 843011
info@perkinsgeorgemawer.co.uk
www.perkinsgeorgemawer.co.uk

Agents Note:
Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.