

The Park

LANGTON ROAD | SAUSTHORPE | SPILSBY | LINCOLNSHIRE



FINEST
PROPERTIES



An expansive detached property in wonderful private
gardens within the Lincolnshire Wolds AONB

Spilsby 3.3 miles | Alford 7.1 miles | Horncastle 9.2 miles | Louth 13.8 miles
Boston Rail Station 18.9 miles | Lincoln 30.7 miles





Accommodation in Brief

Entrance Hall | Sitting Room | Conservatory | Study/Office | Dining Room

Kitchen/Breakfast Room | Utility Room | Two Ground Floor WCs

Ground Floor Bedroom/Reception Room | First Floor Sitting Room | Balcony

Principal Bedroom Suite with Dressing Room & Bathroom

Three Further Bedrooms | Shower Room

Integral Double Garage | Single Garage | Car Port | Workshop/Shed

Extensive Gardens & Grounds | Patio | Lake

Around 0.71 Acres in All



The Property

The Park is a hugely impressive detached property with expansive and versatile accommodation nestled within the Lincolnshire Wolds Area of Outstanding Natural Beauty. The property benefits from extensive established gardens and grounds with sweeping lawns, a small lake and wonderful outdoor seating areas to enjoy the tranquil surroundings.

The front door opens to the entrance hall and onwards to the reception rooms and living spaces. The sitting room is hugely generous with a sweeping L-shaped layout and a lovely bay window to one end. Twin sets of full-height sliding glazed doors open to the conservatory and bring swathes of natural light. The conservatory is a wonderful place to relax with views across the gardens. French doors lead straight onto the flagged patio. Adjacent to the sitting room is the study/office which is perfect for working from home whilst enjoying inspiring views of the gardens. The dining room is currently configured with a comfortable seating area to one side, with plenty of space for a formal dining table and chairs at the other. A dual aspect brings light and French doors step out to the patio. The kitchen/breakfast room has a country house feel with a range of fitted units offering an abundance of storage, workspace and integral appliances. There is more than enough space for a table and

chairs for casual dining, and practical floor tiling complements the traditional styling. The kitchen is further served by a large utility room with a useful WC tucked to one corner. Access from the utility to the integral double garage provides great convenience. A further ground floor room demonstrates the flexibility of The Park, offering an additional reception room or an accessible bedroom. The ground floor accommodation is completed by a WC off the hall with a cloakroom adjacent.

Stairs lead from the hall to the first floor landing. Again, there is flexibility in the configuration of the accommodation. A first floor sitting room can be used as a reception room, or can become part of the principal suite. The sitting room has sliding doors to a balcony with fabulous elevated views over the gardens. The air-conditioned principal bedroom suite is hugely impressive. The suite flows from bedroom to dressing room and on to the en-suite bathroom, with each room generously proportioned. The dressing room has lots of fitted storage, whilst the bathroom has a suite comprising bath, separate walk-in shower cubicle, wash hand basin set on a vanity unit and WC. Returning to the first floor landing, there are three further bedrooms with varying outlooks. These bedrooms are served by a shower room with large walk-in shower, wash hand basin on a vanity unit and WC.











Externally

A five-bar gate opens onto a sweeping driveway with parking for several vehicles leading up to the integral double garage with remote controlled doors. A detached single garage is used for storage by the current owners and a car port provides shelter for larger vehicles. There is an electric caravan/motorhome hook-up point by garage.

The south-facing main gardens offer a beautiful haven of peace and tranquility. Well-maintained lawns reach out to the boundaries and wrap around a small lake that sits central to the gardens. Established trees at the boundaries bring shelter and add to the sense of privacy. A wooden workshop/shed is nestled in one corner.

An extensive flagged patio with external power sockets runs right across the rear elevation of the house with space for outdoor furniture for dining and entertaining. This is sure to be a popular spot to relax in peace or to spend time with family and friends. In all the property extends to around 0.71 acres.





Local Information

Sausthorpe is a tranquil village nestled in the south of the Lincolnshire Wolds Area of Outstanding Natural Beauty (AONB), a stunning area of countryside with some of the most magnificent unspoiled scenery in the East Midlands. A short drive east leads to beautiful coast and beaches. Pretty market towns are tucked amongst the rolling hills and valleys, including Louth, Alford and Horncastle, which offer a range of amenities including schools, shops and traditional public houses. Spilsby is only a few minutes away and has a theatre, restaurants, tearoom, open air market, large supermarket, doctor's and dentist's surgeries and well-regarded schooling. The cathedral city of Lincoln is within easy reach and offers further comprehensive cultural, educational, recreational and shopping facilities.

For the commuter the A158 leads to Lincoln and onward road network links to major major UK cities north and south. The A16 links north and south throughout the region. The train station in Boston, to the south of Sausthorpe, provides access to Nottingham. A number of airports across the East Midlands are easily reached for national and international travel.

Floor Plans

Total area: approx. 400.7 sq. metres (4313.1 sq. feet)



Directions

From Lincoln head east on the A158 continuing through Horncastle. After Horncastle, continue for around 8 miles, passing through Hagworthingham, and into Sausthorpe. Take the first left turn in the village at the crossroads signposted Aswardby and Langton. Continue for 0.4 miles and the entrance to the property is on the right-hand side through a five-bar gate.

Google Maps

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Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

Services

Mains electricity and water. Drainage to septic tank. Oil-fired central heating. Hard-wired internal alarm system. Security camera and sensor lighting system.

Postcode

Council Tax

EPC

Tenure

PE23 4JN

Band F

Rating E

Freehold

Viewings Strictly by Appointment

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