



The Weigh Master The Old Station Yard Ludborough DN36 5SQ

Guide Price £50,000

JOHN TAYLORS
EST. 1859

A unique opportunity to acquire a piece of railway history. The property for sale is a former Victorian weighmaster building which is situated adjacent to the Lincolnshire Wolds Railway Steam Heritage Station and is occasionally used for hobbies but has potential to be converted to a small holiday home subject to obtaining any necessary local authority consent. The single story detached building enjoys views of open countryside to the west and is of solid brick construction under a pitch and slate tiled roof with double glazed windows and which has been greatly improved by the current owner.

Rooms

Location

The property is situated between the villages of Loughborough and Fulstow, and is located at the entrance of a private driveway, which forms part of the old station yard complex, which includes a mixture of former railway buildings that are either used as a main residences or as holiday homes. Joining the former Station Yard is the Lincolnshire wolds railway which is a heritage railway and is the only standard gauge steam railway in Lincolnshire open to the public.

The line was part of the original great Northern Railway, a rail system that opened in 1848 and which was once linked Grimsby, Louth and East Lincolnshire with London. Nearby towns include Grimsby to the north and the smaller market town of Louth to the south which enjoys a thrice weekly open market, independent shops and national retailers, three supermarkets, leisure centre, two golf courses, cinema and theatre.

Entrance Lobby Area

With timber panel front door, electric wall mounted panel heater and built-in storage cupboard.

Living Kitchen Area

With uPVC double glazed window, wall mounted panel, exposed roof timbers, kitchen sink unit having stainless steel sink and drainer board, freestanding fridge, electric cooker, electric consumer unit, wall cupboard, splash tiling, fixed wooden ladder providing access to mezzanine landing area. Please note we are informed that the existing furniture will be included in the sale.

11'5" x 11' (3.52m x 3.37m)

Shower room

With lined shower cubicle housing Triton electric shower, handbasin, WC, electric heated towel rail, extractor fan, water meter and double glazed window.

7'4" x 4'1" (2.28m x 1.28m)

Outside

The outside area includes a stone paved path, lawn, flower and shrubs and tarmac hardstanding for off street parking.



Services

The property is understood to have shared mains electricity and water and a shared non mains drainage system. Hot water is provided by a Saniflow water heater. We understand that the costs of the services are shared between the five properties located in The Old Station Yard complex.

Tenure

We understand that the property is freehold.

Viewing Arrangements

Viewing strictly by appointment only through our Louth office. Louth office open from Monday to Friday 9 am to 5 pm and Saturday to 9 am to 1 pm.

Please Note

Prospective purchasers are advised to discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

Thinking Of Selling?

Getting the best price requires market knowledge and marketing expertise. If you are thinking of selling and want to benefit from over 150 years of successful property marketing, we can arrange for one of our valuers to give you a free market appraisal and advice on the most suitable marketing package for your property.





FLOORPLAN

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PLEASE NOTE: If measurements are critical to the purchaser they should be verified before proceeding with the purchase of this property. John Taylors have not tested any of the services or appliances and so offer no guarantees. Any carpets, curtains, furniture, fittings electrical and gas appliances, gas or light fittings or any other fixtures not expressly stated in the sales particulars but may be available through separate negotiation. Floor plans are provided as a service to our customers and are a guide to the layout only, do not scale. These particulars are intended to give a fair description of the property, but the details are not guaranteed, nor do they form part of any contract. Applicants are advised to make appointments to view but the Agents cannot hold themselves responsible for any expenses incurred in inspecting properties which may have been sold, let or withdrawn. Applicants enter the property at their own risk and the Agents are not responsible for any injuries during the inspection.

