



WOLD SEA FARM,
JOLLY COMMON LANE,
HUTTOFT, LN13 9RW

MASONS
EST. 1850

ABOUT WOLD SEA FARM....

A superb opportunity to acquire a smallholding consisting of a charming three bedroom house set within total grounds of 3.72 acres (STS) and benefitting from a good range of barns and farm buildings, positioned on a quiet rural road with no near neighbours. Creating a private and peaceful residence with superb opportunity for equestrian, horticultural or leisure use with the barns potentially making an ideal conversion to holiday cottage or annexe (STP). This property offers three bedrooms, bathroom, two reception rooms, kitchen diner and large utility with attached garage. The perfect rural retreat!

The Property

Believed to date back to 1880, having brick-faced walls with pitched timber roof covered in interlocking tiles, predominantly uPVC double-glazed windows with an oil-fired central heating boiler with Firebird boiler externally located with adjacent oil tank. The property is positioned with no near neighbours, creating a superb paradise and peaceful setting, with mature gardens and former farmyard with grass paddock beyond. Superb views for miles beyond in all directions and positioned on a very quiet road.



WOLD SEA FARM, JOLLY COMMON LANE, HUTTOFT, LN13 9RW

ACCOMMODATION

(Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale)

Front Entrance Porch

Having part-glazed uPVC entrance door to porch with coat hooks to side and terracotta tiled floor, ideal space for storage of coats and shoes, etc. Door through to:

Front Hallway

With staircase to first floor. Archway through to:





Sitting Room

A spacious reception room with windows to two aspects overlooking garden. Chimney breast to one side and oak-effect laminate flooring with door into rear hall area with folding door into a useful understairs storage area. Archway through to:

Lounge

A further good size reception room with windows to two aspects. Chimney breast with inset multi-fuel burner and tiled hearth with solid oak mantelpiece. Shelving to side, neutral decoration and oak-effect laminate flooring.



Dining Kitchen

A good range of base and wall units finished in Shaker style matt ivory with square edge, walnut-effect laminated work surfaces. Glazed units to one end, one and a half bowl white resin sink, window overlooking rear garden, attractive blue Metro style tiling to splashbacks. Free-standing AEG double electric oven with induction hob and extractor fan above. Integrated Neff dishwasher, original terracotta tiles to floor and meat hooks to ceiling with spotlights.

LOOKING WEST OVER WOLD SEA FARM TO THE LINCOLNSHIRE WOLDS



Electric consumer unit and meter to wall with opening through to dining space with timber lintel. Ample space for dining suite with timber panelled walls and carpeted flooring.

Utility/Boot Room

A good addition to the rear of the property with part-glazed uPVC door to garden and windows to all aspects, timber-clad sloping ceiling and timber floor. Space and plumbing provided for washing machine and tumble dryer, built-in cupboard. Has the potential to be converted to a further reception or sun room if required.

Garage

Attached at the side of the property with connecting door through from the utility. Double timber doors with sloping corrugated ceiling, window to rear, light and electric provided.

First Floor Landing

Having carpeted stairs and landing with timber banisters and two initial bedroom doors either side with step up to main landing with window overlooking the rear,





carpeted floor and space for work desk if required. Loft hatch to roof space and panelled doors into bedrooms and bathroom.

Bedroom 1

A double bedroom with window overlooking superb view to the front. Wardrobes either side of the bed, one housing the hot water cylinder with shelving fitted for laundry. Attractive decoration and carpeted floor.

Bedroom 2

A further double bedroom with window over the front. Useful cupboard storage over stairs and having exposed timber floorboards.

Bedroom 3

A single bedroom to the rear, currently used as an arts and crafts room and would make an ideal study. Window to rear and carpeted floor.

Bathroom

Four-piece suite consisting of panelled bath, corner shower cubicle with Mira electric





shower unit, tiling to wet areas, low-level WC and wash hand basin. Window to rear, tiling to remainder of wall and having tile-effect vinyl cushion flooring. Useful storage cupboard to side and extractor fan to ceiling.

Front Garden

Well-maintained lawn with planted borders, thorn hedge to front and fenced boundaries, concrete path to front door with superb views across open countryside. Path around the side leading to the oil storage tank with an archway through to adjacent cottage garden planted with mature bushes, flowering shrubs and fruit tree. At the side of the property, a concrete drive leads to the attached garage with further adjacent separate driveway leading to the rear farmyard.



OUTSIDE/LAND



Rear Garden

Fenced in and being secure for dogs, with mature trees and excellent views to the rear. Laid to lawn with patio area ideal for al fresco dining. Gated pedestrian access into rear yard. Outside tap and power point provided with exterior lighting.

Yard

Opening into gravelled yard giving access to the barns and extending out into the paddock, which is flat and level, laid to grass pasture with hedged boundaries, having gated access to drainage ditch to far end, creating a superb opportunity for equestrian or horticultural use, or caravan and camping due to the superb coastal location, subject to any necessary planning consents.



Barns

A good range of outbuildings, currently in need of refurbishment, however, would lend themselves to future planning potential for conversion to either a separate dwelling or holiday cottage/annexe, subject to planning consent. The barns briefly comprise pole barn with corrugated roof covering and further range of mixed construction open-fronted barns in varying states of condition. An adjoining pole barn at the far end of the buildings has more recently had a replacement roof structure and corrugated roof and wall panelling, making an ideal hay store.

Workshop/Hay Loft

A brick-built barn in need of repairs, however, appearing to have sound structure. To one end is a large workshop or animal shelter with windows and open doorways, while to the front is a useful store with ladder leading to former hay loft. This building would potentially create a superb holiday cottage or annexe, subject to planning.





Location

Huttoft is ideally situated for access to both the nearby towns of Alford and Skegness with their shops and grammar schools, whilst the scenic countryside of the Lincolnshire Wolds, designated an Area of Outstanding Natural Beauty, lies just beyond the town of Alford. Huttoft benefits from a superb village pub, The Axe and Cleaver Inn, just brief walk from the property, together with a service station, primary school and village play park. The property itself occupies a quiet position with no near neighbours, on a small rural road just outside Huttoft with views over its own paddock and open fields to all sides. The property is only around two miles from the sea and offers superb hacking out with access to the beach, ideal for equestrians. Further afield, the market town of Louth is easily accessible to the northwest whilst the historic cathedral city of Lincoln is accessible via Alford and the A158 to the west.



Directions

From the centre of the village of Huttoft on the A52 travel north, continuing until passing the Axe and Cleaver Inn and shortly take the right hand turning into Jolly Common Lane. Continue for some distance around bends until arriving at a 90 degree left bend and the property will then soon be found on the right hand side.

Viewing

Strictly by prior appointment through the selling agent.

General Information

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage. We are advised that the property is connected to mains electricity and water with a private drainage system but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band B.



FLOORPLANS, MAP AND EPC GRAPH

MASONS

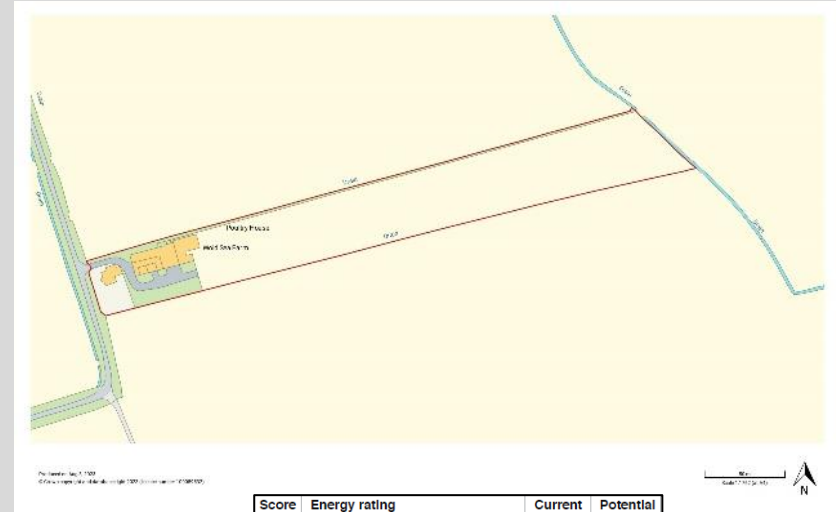
EST. 1850

Cornmarket, Louth,
Lincolnshire LN11 9QD
T 01507 350500

Important Notice

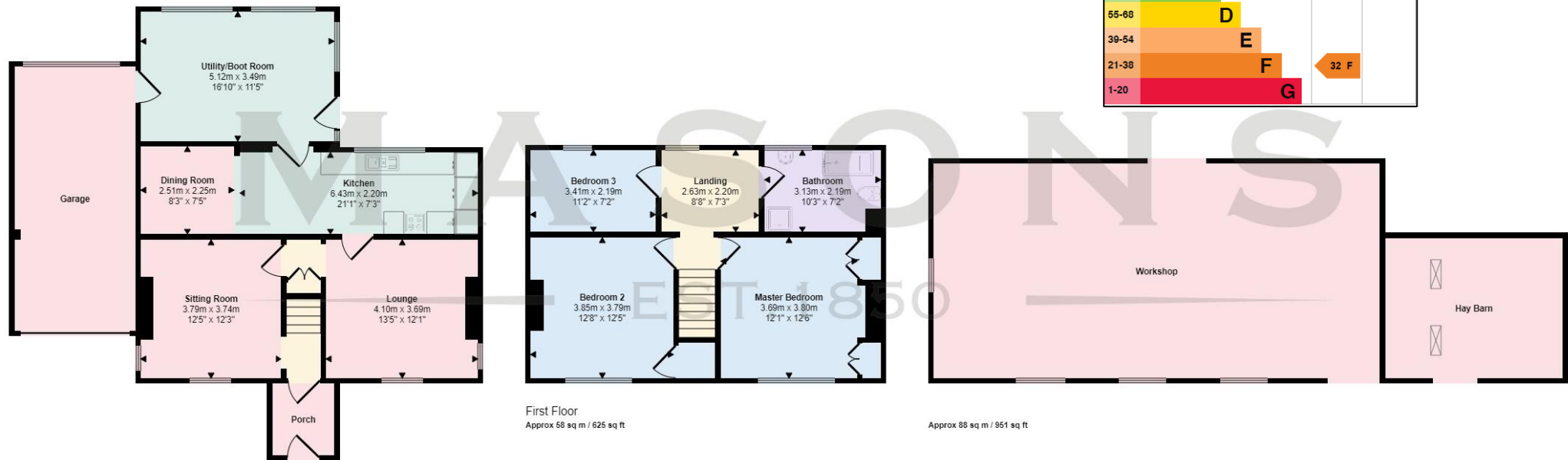
Messrs, Masons Chartered Surveyors for themselves and for vendors or lessees of this property whose agents they are give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) No person in the employment of Messrs Masons, Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property;
- (iv) No responsibility can be accepted for any costs or expenses incurred by intending purchasers or lessees in inspecting the property, making further enquiries or submitting offers for the property.



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	32 F	
1-20	G		

Approx Gross Internal Area
249 sq m / 2675 sq ft



Ground Floor
Approx 102 sq m / 1099 sq ft

First Floor
Approx 58 sq m / 625 sq ft

Approx 88 sq m / 951 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 200.