



The Old School Tathwell Louth LN11 9ST

**Guide Price** £350,000

Council Tax Band CEPC Rating E

**JOHN TAYLORS**  
EST. 1859

**For sale by Unconditional Online Auction, with variable fee. Please see terms below (England and Wales). An extremely spacious attached former Victorian school which offers flexible accommodation that does require a scheme of organisation. The property enjoys the use of open countryside and stands in a plot of approximately one acre thereabouts and it's conveniently situated for the attractive market town of Louth.**

#### **Tathwell**

Tathwell is a small village located within the Lincolnshire Wolds, a designated area of outstanding natural beauty. It is some 3 miles to the south west of the market town of Louth which is an attractive market town with a population of approximately 17,000 and enjoys a thrice weekly open market, independent shops and national retailers, three supermarkets, leisure centre, two Golf courses, cinema and theatre. The town is positioned on the edge of the Lincolnshire Wolds a designated area of natural beauty and is situated some 25 miles north -east of the city of Lincoln and some 16 miles south of the town of Grimsby.

#### **Entrance porch**

With tiled floor and timber framed multi-pane doors and windows. A further multi- pane glazed door opens to:

#### **Entrance hall**

With uPVC double glazed window, radiator, coved ceiling and under stairs storage area.

#### **WC/utility room**

With corner wash basin, close coupled WC, plumbing for washing machine, radiator. 5'8" x 5'7" (1.79m x 1.75m)

#### **Inner the hallway**

With radiator, built-in storage cupboard and built-in airing cupboard housing hot water cylinder.

#### **Lounge**

With fireplace having a large brown marble corbel fire surround , coved ceiling, alcove shelving, telephone and TV aerial points, radiators, multi- pane timber frame windows with views over open countryside and double doors opening too: 21'2" x 22'9" (6.47m x 6.98m)

#### **Dining room**

With two radiators, multipane, timber framed windows, TV aerial point. 15'9" x 15'9" (4.87m x 4.87m)

#### **Ground floor bedroom**

With built-in wardrobes, multi pane timber framed windows, electric consumer unit, coved ceiling and two radiators. 19'6" x 14'3" (6m x 4.38m)

#### **Ground floor bathroom**

Panel bath, close couple WC, wash basin, radiator, tiled shower cubicle housing electric shower, wall mounted electric heater, light and shaver point, radiator. 9'8" x 6'5" (3m x 2m)

#### **Breakfast kitchen**

With fitted wall and base cupboards, roll top worksurfaces, stainless steel sink and drainer, uPVC double glazed window, radiator, integrated electric oven, hob and extractor hood, space for dishwasher, tiled splash backs, oil fired central heating boiler and timer control, further uPVC double glazed window to side elevation. 16'4" x 11'8" (5m x 3.6m)

#### **Stairs to 1st floor landing**

With arch shaped multi pane timber framed window to half landing, uPVC double glazed windows and door providing access to flat roof area, radiators, and built in airing cupboard housing hot water cylinder.



**Bedroom 2** With uPVC double glazed dormer windows having attractive views over open countryside. Two radiators. 18' x 11'7" (5.49m x 3.59m)

**Bedroom 3** With uPVC double glazed dormer windows and two radiators, telephone and TV aerial points. 11'8" x 12'2" (3.61m x 3.73m)

**Bedroom 4** With uPVC double glazed door and window, built-in wardrobes and cupboards, telephone point and radiator. 10'3" x 15'7" (3.14m x 4.81m)

**En-suite washroom**

With wash basin, close couple WC, radiator and extractor fan.

**Bedroom five**

With uPVC double glazed dormer window, radiator, storage cupboard and telephone point. 8'6" x 10'2" (2.64m x 3.11m)

**Family bathroom**

With panel bath, wash basin, close couple WC, tiled shower cubicle, housing electric shower, shaver light point, access to roof space, uPVC double glazed dormer window and radiator. 10'5" x 8'4" (3.23m x 2.58m)

**Outside** The attractive gardens include shaped lawns, flower and shrub beds, tarmac driveway leading to the double garage, variety of inset shrubs and semi mature trees, including fruit trees, ornamental pond, PVC oil storage tank, concrete block built dog kennel and garden store, an aged timber stable/ shelter and a grass paddock beyond.

**Detached double garage**

With two up and over garage doors, power and lighting. 27'1" x 19'9" (8.26m x 6.07m)

**Services** The property is understood to have mains water, electricity and non-mains drainage. Oil fired central heating.

**Tenure** Property is understood to be freehold.

**Council tax band** According to the governments online portal the property is currently in council tax band C.

**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.

**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.

**Terms**

The sale of this property will take place on the stated date by way of Timed Auction and is being sold as Unconditional with Variable Fee (England and Wales). Binding contracts of sale will be exchanged at the point of sale. All sales are subject to SDL Property Auctions Buyers Terms. Properties located in Scotland will be subject to applicable Scottish law. Auction Deposit and Fees: The following deposits and non-refundable auctioneers fees apply: • 5% deposit (subject to a minimum of £5,000)

**Buyers fee** Buyers Fee of 4.8% of the purchase price for properties sold for up to £250,000, or 3.6% of the purchase price for properties sold for over £250,000 (in all cases, subject to a minimum of £6,000 inc. VAT). For worked examples please refer to the Auction Conduct Guide. The Buyers Fee does not contribute to the purchase price, however it will be taken into account when calculating the Stamp Duty Land Tax for the property (known as Land and Buildings Transaction Tax for properties located in Scotland), because it forms part of the chargeable consideration for the property. There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

Additional Information: For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions home page.

**Additional Information** This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack (and any applicable Home Report for residential Scottish properties). Guide Price & Reserve Price: Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.



GROUND FLOOR  
1605 sq.ft. (149.1 sq.m.) approx.



1ST FLOOR  
922 sq.ft. (85.6 sq.m.) approx.



TOTAL FLOOR AREA: 2527 sq.ft. (234.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.

