



OLD WHEELWRIGHTS
POORS END, GRAINTHORPE
LN11 7JB

MASONS
EST. 1850

ABOUT OLD WHEELWRIGHTS...

A unique opportunity to acquire a period three bedroom house with attached two bedroom bungalow annexe set within beautiful private grounds of 1.46 Acres (STS). Old Wheelwrights offers versatile living ideal for merging families and is ideally positioned on the outskirts of a popular coastal village offering great potential for horticultural and equestrian use or further development (STP). Internally the property is ready for a full scheme of modernisation but offers well planned accommodation while externally there are extensive gardens and woodland with a large barn making this a superb buy for keen gardeners and recreational use.

The Property

Believed to date back to the 1790s, originally being the old wheelwrights of Grainthorpe, having brick-faced walls covered in white-painted render with pitched roof having mixed tile coverings and later extensions. The property then had a further extension in the 1980s to provide the two-bedroom annexe bungalow, providing a versatile living arrangement. The properties are heated by way of two separate oil-fired boilers with separate storage tanks supplemented by open fires to the main house and electric fire to the Annex and the property is set within a large plot of approximately 1.46 acres (Subject to Survey) and benefits from a large number of outbuildings and a barn. The property has uPVC double-glazed windows to the main dwelling, with the annexe having timber-framed windows. Please read below for details on a current subsidence claim on this property.





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Directions

From Louth take the Brackenborough Road and follow the road out of town to the village of Yarburgh. At the T-junction turn left and then take a right turn along King Street then follow the lane all the way to Grainthorpe village. After the primary school on the left, at the crossroads go straight on along Church Lane and then follow the lane around to the village centre where it becomes High Street. Continue for a short distance and take the right turning into Poors End, then take the first left along the side lane and proceed to the end of the lane where you will then enter the property straight ahead of you.

Accommodation

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

Entrance Hall

Having fully glazed uPVC door with timber doors to principal rooms, carpeted floor and staircase leading to first floor.





Lounge

A spacious reception room having chimney breast with stone surround and slate hearth with timber mantelpiece. Windows to two aspects and shelving to alcove. Wood-effect vertical timber beams giving character. Carpeted floor and door into understairs storage cupboard.

Kitchen Diner

L-shaped room with range of base and wall units having one and a half bowl resin sink, space for under-counter fridge and free-standing electric cooker. Attractive tiling to splashbacks and tile-effect vinyl floor. Window to side and space for dining table to one end with further base and wall units. Central heating timer control. Opening into:

Pantry

With fitted shelving and tile-effect floor. Electric meter and consumer unit.

Dining Room

A spacious dining or further sitting room if required, with fireplace to side with stone surround and hearth with timber mantelpiece. Wallpaper to walls, window to front and carpeted floor.

Utility Room/WC

With low-level WC, wash hand basin, tiling to wet areas, space and plumbing for washing machine, tiled floor and could potentially create a shower room. Window to side and part-glazed uPVC door into rear garden.

Rear Porch

Accessed off the kitchen having uPVC windows and door with sloping roof with fitted polycarbonate panels. Brick dwarf wall to perimeter, tile-effect floor, electrics and lighting provided.

First Floor Landing

Carpeted stairs with timber banisters with step up to rear landing with window overlooking garden.

Bedroom 1

A large double bedroom with window over the front. Carpeted floor and arched alcove to one side. Cupboard with timber door providing storage and loft access to roof space.





Bedroom 2

A further large double bedroom with window to front and carpeted floor.

Bedroom 3

A single bedroom at the rear with window overlooking the land. Carpeted floor.

Bathroom

Having panelled bath with tiling to wet areas and mirrors to wall. Wash hand basin and WC. Mirrored cabinet to side, frosted glass window, electric heater to wall. Tile-effect cushion flooring and large range of built-in cupboards to side fitted with shelving, ideal for laundry and also housing the hot water cylinder with immersion heater.

Annexe

Reception

L-shaped hallway accessed by part-glazed timber door having carpeted floor and built-in storage cupboards to sides, one housing the hot water cylinder with fitted shelving for laundry. Loft hatch to roof space.

Kitchen Diner

Having a good range of base and wall units with roll-top laminated work surfaces, stainless steel sink with drainers to either side, tiling to splashback. Space for under-counter fridge and free-standing electric cooker. Space and plumbing provided for



washing machine and having the wall-mounted oil-fired boiler. Space for dining table, vinyl floor covering and windows to two aspects. Part-glazed timber door through to:

Rear Porch

With windows to all sides and timber door to garden.

Lounge

A spacious reception room with windows to two aspects and sliding patio door to front garden. Feature fireplace with inset electric fire and timber mantelpiece. Carpeted floor.

Bedroom 1

A double bedroom with window to side and carpeted floor, having built-in wardrobes.

Bedroom 2

A further double bedroom at the front with window overlooking the garden and having carpeted floor.

Bathroom

With panelled bath, hand shower attachment and further Mira electric shower unit. Wash hand basin and low-level WC. Frosted glass window to side and electric heater to wall. Tiling to all wet areas.





Outside

The property sits in a large plot of around 1.46 acres (STS) with the main gardens wrapping around the property, laid predominantly to lawn creating a private and peaceful setting to relax in. Boundaries made up of hedging and mature trees and bushes, the garden extending off to the front corner away from the property to a narrow point, providing a secluded orchard. To one side is a dilapidated timber barn in need of repair or removal. Oil storage tank and external Firebird oil-fired central heating boiler. Brick-built outbuildings comprising wash room and coal store, also in need of structural repair. Separate courtyard and garden to side of property, ideal for use by the occupants of the annexe. Driveway extending from Poors End and giving an ample gravel parking area giving access to rear doors to the property and annexe from a central paved patio.

Extended Woods

The plot extends away from the house, having grassed areas with large steel-framed and timber construction greenhouse in need of repair and refurbishment, making an ideal space for the keen gardener, extending beyond into further grassed area. Mature trees with a brick and pantile construction, **Stable** to side boundary in need of structural repair. The garden extends into a more densely wooded area with old polytunnel frame to side, conifers and bushes throughout. Small pond to one side and extending to further wooded areas. A superb recreation area ideal for equestrian or horticultural use and possible planning potential (subject to planning)





Barn

Very large in size and separated into two areas, of brick construction with pitched roof, electrics and lighting, barn doors to one end and further workshop area beyond. A superb outbuilding which could potentially be converted into further garaging or holiday cottage, etc. (subject to planning). Please note that this barn also has movement and is in need of structural repair.

Subsidence Claim

Please be advised that the house (not outbuildings) is currently subject to an ongoing subsidence claim which is currently being processed involving the removal of certain trees surrounding the property and remedial work to the walls predominantly on the western side of the house which will be completed as part of the sale. We therefore advise that it is very unlikely to be mortgageable for the purposes of this sale.

Overage Clause

The sale of the property is subject to overage provisions whereby should planning for a separate residential dwelling be granted, then an uplift payment of 50% over a 20 year period will be payable to the current vendors or their beneficiaries upon either the earlier implementation or sale of the building plots. Please contact the agent for further details.

Location

Grainthorpe is a rural village situated in the coastal area of Lincolnshire but still some 3 miles or so from the seashore. The market town of Louth is around 7 miles inland and has numerous individual shops,

supermarkets, theatre, cinema, sports clubs, primary and secondary schools/academies and scenic parks. Grainthorpe is listed in the 1086 Domesday Book as Germundtorp with 28 households and there was a mediaeval saltern at the hamlet of Wragholme. The village has its own primary school and village hall. The playing fields consist of a tennis court, football pitch and cricket pitch.

The larger village of North Somercotes is around 3.5 miles to the south and has two public houses, takeaway food shops, supermarket, post office, primary school and secondary academy together with a leisure centre on the southern fringe.

Viewing

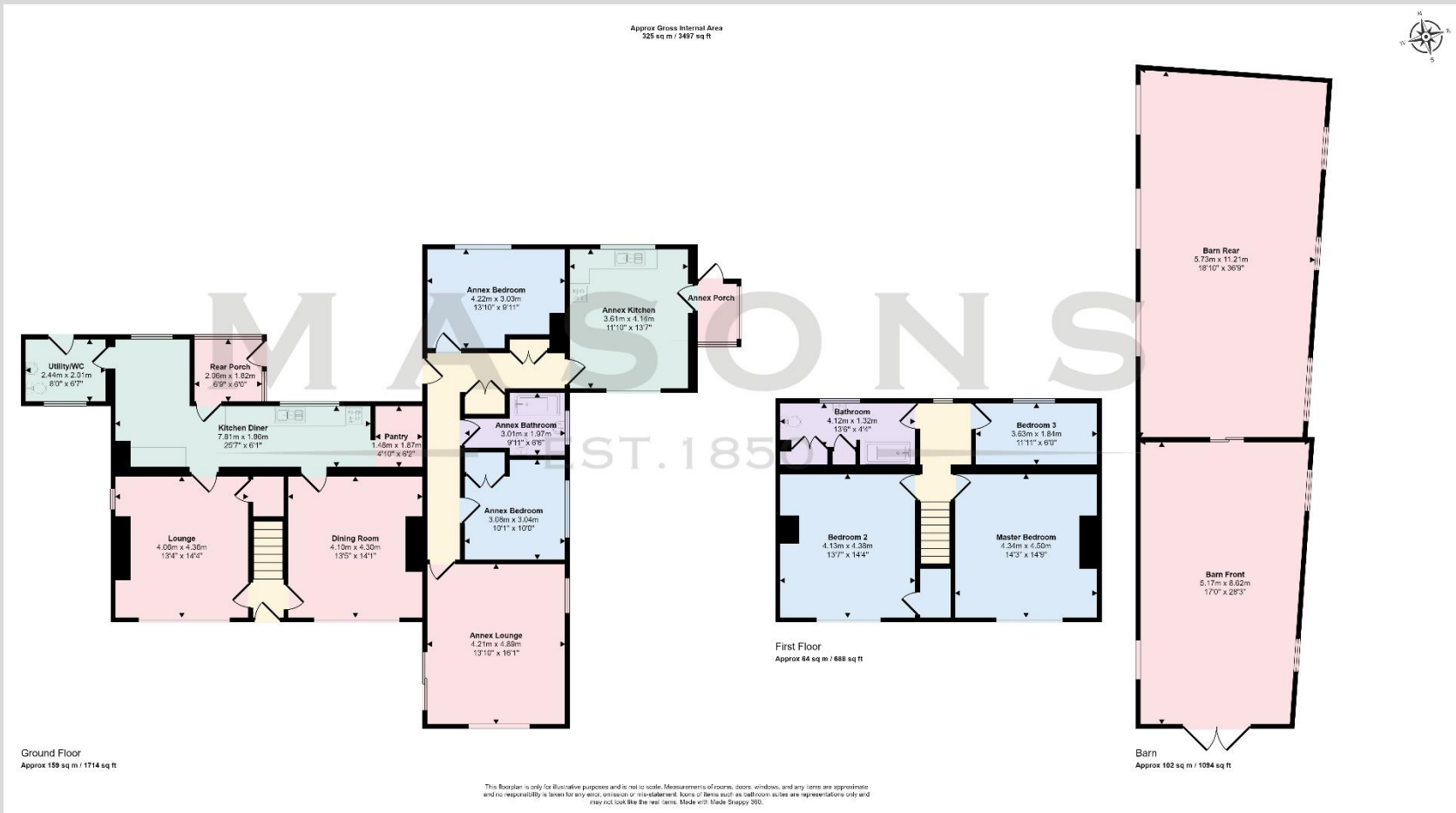
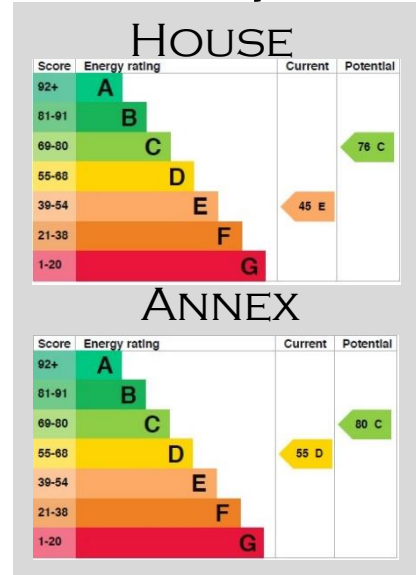
Strictly by prior appointment through the selling agent.

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, water and drainage but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band E.



FLOORPLANS AND EPC GRAPH



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Important Notice
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