

M A S O N S
EST. 1850

**SUNSET HOUSE, MAIN ROAD
FRISKNEY, PE22 8QS**

ABOUT SUNSET HOUSE...

A brilliant opportunity to acquire a spacious 5 bedroom family home currently set up as a four bedroom home with one bedroom annex currently run as a B&B. This beautiful house sits in extensive grounds of half an acre and is well positioned between Boston and Skegness.

Offering versatile living accommodation comprising Kitchen, Dining room, Sitting room, Lounge, Utility and Conservatory, with further annexed bedroom and bathroom. To the first floor are four generous bedrooms one en-suite with further shower room and wet room.

The house is wrapped around by delightful mature gardens with ample driveway parking and two garages and would make an ideal home for merging families or those wanting to generate income with the B&B.

Directions

From Boston, travel north-east out of the town on the A16 road, continuing until the roundabout where you can turn right onto Wainfleet Road A52. Follow this road for some distance passing various villages along the way and on the approach to Friskney continue around the right hand and left hand bend staying on the A52 main road. The property will then be found on the right hand side a short way along.





The Property

The property originally dates back to around 1880 and was formerly two separate cottages and later altered to create this superb four bedroom property with one bedroom rear annexe. The property has brick-faced walls with clay pantile roof covering and has had replacement windows and doors throughout of uPVC construction with windows being sash slide and tilt units. The property benefits from being on a large plot of half an acre (subject to survey). The property is heated by way of an oil-fired system with a Worcester Green Star boiler supplemented by the log-burner positioned in the sitting room which heats water and radiators, together with an immersion tank in the bedroom. The property is connected to high-speed fibre broadband.





The annexe wing to the rear has successfully been run as a bed and breakfast for a number of years and the goodwill of the business with future bookings can be passed to the new owner. (search online: Sunset House bed and breakfast) However, if not required, would make an ideal granny annexe for merging families.

Accommodation

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

Front Porch

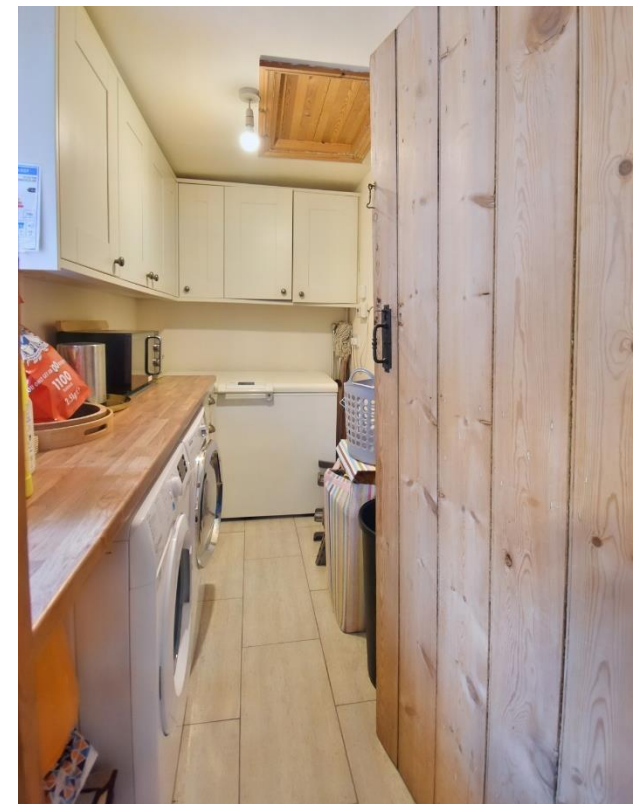
Accessed via part-glazed uPVC door with windows to either side, bench with storage within. Neutral decoration and wood-effect laminate flooring with part-glazed uPVC door into:

Dining Room

A good size reception room which could be used for a variety of purposes, currently set up as dining room with workspace to one side. Neutral decoration and timber latch doors to principal rooms. uPVC sliding sash windows, wood-effect laminate flooring, twin light points to ceiling with understairs cupboard to one side housing electric consumer units, with shelving and carpeted floor.

Lounge

Situated at the front with twin sliding sash uPVC windows, neutral decoration and carpeted floor.



Annexe Porch

Part-glazed uPVC door, tile-effect vinyl cushion flooring and built-in cupboards to side.

Annexe Bedroom

A double size room with window to side, carpeted floor and loft hatch to roof space. Timber latched door to bathroom.

Annex Bathroom

Having panelled bath with thermostatic mixer and rainfall head attachment and shower screen to side. Low-level WC, corner basin unit with cupboard below, attractive tiling to all wet areas and panelling to half-height walls with dado rail. Frosted glass window to side, mirror with light and shaving point, Loft access hatch and tile-effect vinyl cushion flooring.



Breakfast Kitchen

Smart modern range of base and wall units finished in Shaker style matt ivory finish with pewter knobs. Solid woodblock work surfaces with matching upstands and one and a half bowl white resin sink with chrome mono mixer tap. Leisure range cooker with twin electric ovens and grills with four-ring hob and hotplate. Space provided for under-counter fridge and further dresser unit to one side. Attractive tiling to floor and LED light to ceiling. Small breakfast bar extending to centre of room and door giving access to one of the stairs. Large window with views to rear.

Rear Porch

Having part-glazed uPVC door into useful porch, ideal for shoes and coats with brick dwarf wall, fully glazed to all sides and pitched roof covered in clay pantiles. Clay tiled floor, light point to ceiling and uPVC door leading into breakfast kitchen.

Utility Room

Range of base and wall units with fitted worktop finished in Shaker style ivory. Space and plumbing for washing machine, tumble dryer and large chest freezer. Central heating timer controls and loft hatch to roof space.





Sitting Room

A cosy reception room having second staircase leading to first floor, with timber banister, spindles and carpeted treads. Neutral decoration and feature Inglenook fireplace with multi-fuel burner connected to hot water and heating system. Brick surround and hearth with timber mantelpiece. Carpeted floor and double patio doors leading into conservatory.

Conservatory

Currently in use for guests of the bed and breakfast annexe, however, could easily be used by the main dwelling. A superb reception room having dwarf wall to perimeter with fully uPVC glazed windows and twin sets of doors opening onto garden and decking, with polycarbonate roof panels and roof window. Wall and ceiling light points. Great views across open farmland to rear, attractive tiling to floor.



Boiler Room

Positioned off the conservatory, having the Worcester Greenstar floor-mounted, oil-fired boiler with light and electrics and providing further useful storage.

First Floor Landing

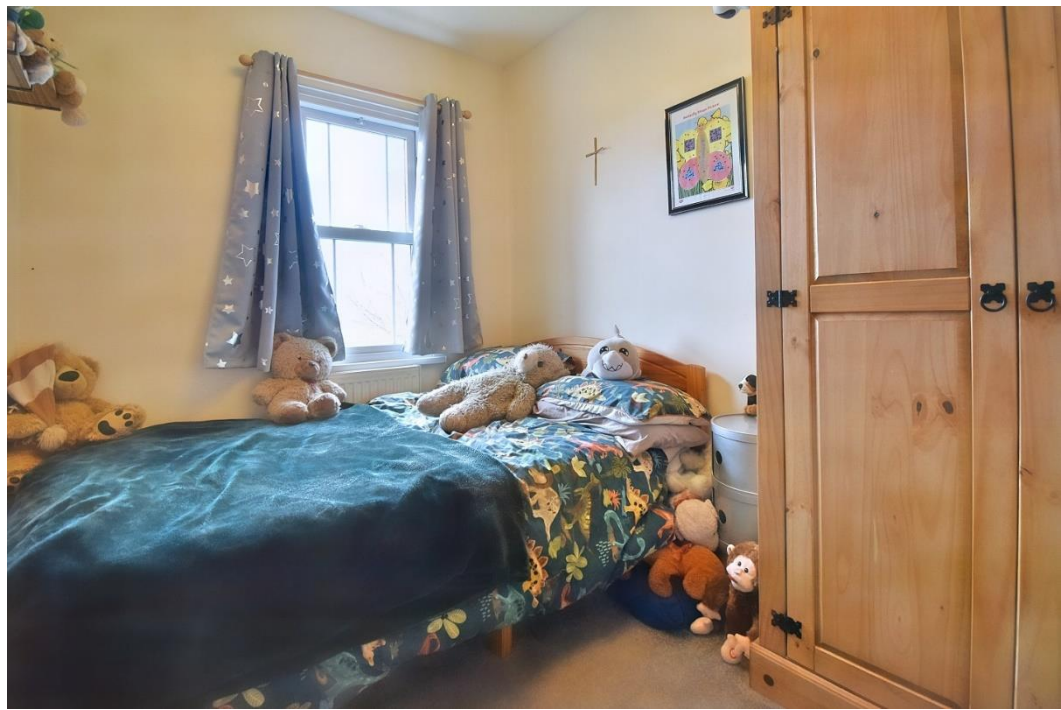
Carpeted stairs and floor. Neutral decoration and loft hatch to roof space. Timber doors with latches to bedrooms and bathroom. Ornate corner fireplace with cast iron grate and timber surround, the landing extending across the width of the property with further matching fireplace to one corner, further loft hatch and access to the second staircase leading back down to the breakfast kitchen with window over both staircases.

Bedroom 1

Currently set up as a music and gym room being a very large double in size with twin uPVC sliding sash windows to front, neutral decoration and carpeted floor.

Bedroom 2

A double bedroom with neutral decoration, window overlooking rear with carpeted floor, alcove to one side, space for wardrobe. Door into:





En Suite WC

Having smart wash hand basin with storage cupboard below, tiling to splashback and illuminated mirror above. Low-level WC, wood-effect flooring, storage cupboard to side and extractor fan to ceiling. The room previously having a shower installed and could be reinstated if required.

Shower Room

With wash hand basin with storage drawers below and mirror above. Low-level WC, tiling to wet areas and corner shower cubicle with sliding doors, Triton electric unit, extractor fan to wall and large scale tiles to floor.

Bedroom 3

A double bedroom with carpeted floor, window overlooking the rear and cupboard housing the hot water cylinder with shelving provided for laundry.

Bedroom 4

Positioned at the front with neutral decoration, window overlooking farmland, carpeted floor.

Wet Room

A large wet room having curtain rail and shower area to one corner with Mira electric unit, tiling to walls. Low-level WC, wash hand basin with mirror above, extractor fan to wall, frosted glass window. Ample space for installation of bath to one side if required. PVC floor throughout.

Front Garden

Having hedged boundaries and laid to lawn with gated access to driveway and patio leading to front door. Gravel driveway providing parking for multiple vehicles, leading to the twin garages. Fenced boundaries, mature bushes and trees, external lighting and gated access to rear garden. Large aluminium-framed greenhouse to rear with further timber shed and log store. Oil storage tank.

Twin Garages

Having twin up and over doors, concrete sectional construction with sloping roof, electrics and power provided.





Rear Garden

Laid predominantly to lawn with pathway and patio area adjacent rear entrance doors. Open outlook to rear across farmland. Mature trees including apple, pear and cherry. Outside tap and light with access to rear annexe. Separated area adjacent conservatory laid to lawn with picket fence and hedged boundaries, external lighting, decked area leading from conservatory, pathway leading to 'Retreat Deluxe' hot tub from H2o recently installed in 2020, this top of the range hot tub is included in the sale.

Side Garden

An extra garden situated to the side separated by hedged boundary to all sides with gated access to main garden. Large timber shed to rear with patio area and laid to lawn with mature trees and bushes and a compost area to the front and would make an ideal allotment garden or space for further outbuildings.

Location

The property is positioned on the outskirts of the popular village of Friskney with superb open field views to the front and rear. Friskney is located 8 miles from the coastal town of Skegness and 14 miles from the town of Boston. The village has some superb amenities including primary school, village shop, post office, church and The Barley Mow Restaurant and Pub is only a mile from the property. Friskney is well positioned to make the most of holiday makers visiting the sandy coastal beaches and the beautiful Wolds countryside to the north.





Viewing

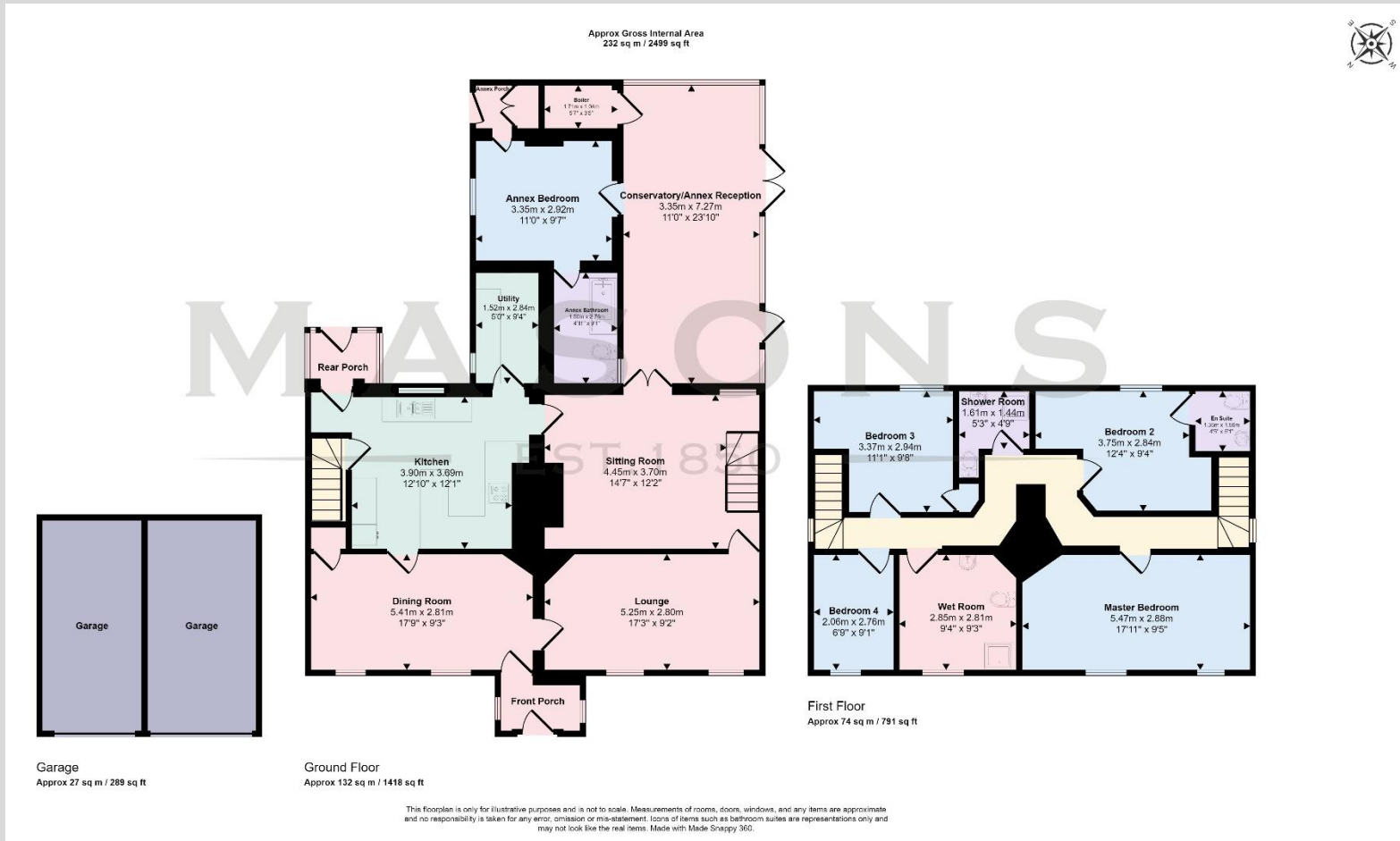
Strictly by prior appointment through the selling agent.

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 C.



FLOORPLANS AND EPC GRAPH



MASONS

EST. 1850

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