



The Old School House, Chapel Lane, Great Carlton, Lincolnshire, LN11 8JR

£360,000

This beautiful former school house, believed to date back to the Georgian period is situated in the idyllic village of Great Carlton. The property stands across from open pastures and has a wealth of character, offering a huge amount of potential for development with the added benefit of an electricity generating solar panel system.
EPC - D

- Entrance Hallway
- Lounge
- Dining Room
- Kitchen/Diner
- Shower Room
- Workshop/Studio
- 3 Bedrooms
- Bathroom
- Outbuildings
- Garden
- EPC Rating D

ACCOMMODATION

ENTRANCE HALLWAY

2.79m x 1.21m (9'2" x 4'0")

With timber entrance door having fan light over, high ceiling with open window space, radiator, exposed timber flooring. Doors to lounge and dining room:

LOUNGE

4.75m x 4.58m max (15'7" x 15'0" max)

With fireplace having cast iron grate and tiled slips and slate surround, two radiators, exposed timber flooring, picture rail, built-in shelving into chimney recess, timber Georgian style bay window, two timber double-glazed sash windows to side elevation, wall and spotlights, consumer unit and electric meter.



DINING ROOM

4.57m x 4.05m max (15'0" x 13'3" max)

With double-glazed timber sash windows to side elevation, radiator, wood burner with stone slabbed hearth and mantle, storage cupboard, exposed beam to ceiling, spotlights, timber flooring. Archway through to kitchen:



BREAKFAST KITCHEN

4.57m max x 3.47m (15'0" max x 11'5")

With inset electric Britannia range cooker with

Calor gas-fired hob and stainless steel splashbacks, radiator, quarry tiled floor, enclosed staircase with cupboard under, timber door leading to side entrance/driveway, timber double-glazed sash window, spot lighting, insulated brick and terracotta tile floor, door/archway leading into:



PANTRY

1.69m x 1.24m (5'7" x 4'1")

With shelving and lighting.

KITCHEN PREPARATION AREA

3.57m x 1.66m (11'9" x 5'5")

With composite granite tiled flooring, range of base and wall cupboards having solid beech wood block work surface with drainer, double ceramic Belfast sink with chrome mixer tap, timber double-glazed windows to side and front elevation, Space for fridge freezer and dishwasher, tiled splashbacks, extractor fan.



WORKSHOP/STUDIO WITH MEZZANINE

With timber exposed floorboards, four double-glazed timber sash windows, two radiators, space and plumbing for washing machine and freezer, Worcester floor standing oil fired combi boiler, shelving, floor and wall cupboards with 1 ½ bowl stainless steel sink and drainer with chrome mixer tap, complementary work surfaces, wood burner, water and heating

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 Chartered Surveyors to give you a free market appraisal and advice on the most suitable marketing package for your property.

timer, two electric meters (Standard and 3 phase including units/regulator for solar panels). Open staircase leading up to mezzanine with a floor storage area of 3.56 m x 3.61 m approx. Door leading to:



SHOWER ROOM

3.31m x 1.38m (10'10" x 4'6")

With low-level W.C., wall-mounted vanity wash basin with chrome mixer tap, walk-in shower cubicle with glass screen, Triton Cara electric shower, ceramic tiling to the shower cubicle and party walls, insulated granite-tiled floor, radiator.



WORKSHOP (FORMER CLASSROOMS)

10.57m x 4.65m (34'8" x 15'3")

With timber tongue and groove panelled ceiling, five timber double-glazed sash windows, power and electricity, timber flooring and painted brick walls, large nine pane double-glazed timber window to rear elevation. Doors to two storage areas:

STORAGE AREA ONE

3.69m x 1.86m (12'1" x 6'1")

With lighting and timber sash double-glazed window, timber door leading out to rear of property.

STORAGE AREA TWO

3.34m x 1.84m (10'11" x 6'0")

With lighting and timber latch door to courtyard.

STAIRS AND LANDING

With staircase having brushed steel banister rail leading to bedroom one, double-glazed obscured glass window, steps leading to bedrooms two and three with timber double-glazed sash window, spot lighting, two radiators.



BEDROOM ONE

4.60m x 4.03m (15'1" x 13'3")

Measurements into chimney recess. With radiator, double-glazed timber sash window, decorative cast iron fireplace with slate hearth and shelf over.



BATHROOM

3.59m x 2.48m (11'9" x 8'2")

With white three-piece bathroom suite comprising bath with shower mixer tap over and glass shower screen, wall-mounted sink with chrome tap fittings and illuminated mirror over, low level flush W.C., radiator, part tiling to walls and bath/shower, framed space for airing cupboard, spotlighting, tongue and groove wood panelling to part walls, timber double-glazed sash window with obscured glass.

SURVEYS AND VALUATIONS

If you are purchasing a property that is not on the market with John Taylors, we can advise on the different types of survey we offer. As RICS registered values with an unsurpassed knowledge of the local property market John Taylors offer a range of survey and valuation reports at competitive rates. Quotations are available on request.



BEDROOM TWO

3.65m x 3.01m (12'0" x 9'11")

Having a sloped ceiling with radiator, double-glazed and timber sash window.



BEDROOM THREE

4.74m x 3.04m (15'7" x 10'0")

Having sloped ceiling with two radiators, access to roof space, two timber double-glazed sash windows, timber floor boards.



OUTSIDE

The property is approached via a concrete driveway/hardstanding which is fronted with mature trees and having brick storage outbuildings with slate roof (former school toilet blocks). There is a lawned area surrounded with planted flower and shrub borders, ornamental gazebo with patio area, timber shed, 500 gallon oil tank, space for calor

gas cylinders, vegetable plot with attractive brick and glazed timber greenhouse and a path leading to the rear of the property which is surrounded by mature shrubs and vegetation.



SERVICES

We understand that the services include mains water, electricity, drainage, solar power energy and oil-fired central heating.

LOCAL AUTHORITY

East Lindsey District Council,
Tedder Hall,
Manby Park,
Louth.
LN11 8UP
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

COUNCIL TAX BAND

According to the Valuation Office Agency Website the property is currently in Council Tax Band C.

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.



