



THE WILLOWS, Searby, Lincolnshire

GUIDE £425,000



The Willows, Owmbly Lane, Searby, Lincolnshire, DN38 6BD



DESCRIPTION

The Willows is an attractively located, detached bungalow enjoying panoramic views over the neighbouring countryside and offers a huge amount of flexibility to the accommodation and would lend itself to a multitude of uses, having a separate wing which can be incorporated as part of the main accommodation, private annexe or home office (subject to any necessary permissions). The individually designed property is set in approximately 2.5 acres of grounds which is divided into half an acre of formal gardens and a two acre paddock with separate access and enclosed by Lincolnshire post and rail fencing. The Willows enjoys panoramic views over the neighbouring countryside. The property briefly comprises: three reception rooms, four bedrooms, three bathrooms, study, kitchen and utility.

LOCATION

The Willows is located on the edge of the village of Searby which lies in the Lincolnshire Wolds, an area of outstanding natural beauty. Searby is approximately four miles south east of Brigg and five miles north east of Caistor, both of which are market towns and offer a range of shops, post offices, restaurants and bars, Churches, doctors surgeries and schooling. The property lies within the catchment area of the highly regarded Caistor Grammar School which is ranked first amongst Secondary Schools in Lincolnshire.

ACCOMMODATION

Reception Hall

8.30m max x 2.26m max

Window to the front elevation, French doors leading to a patio area, polished wood, open tread, staircase to first floor.

Sitting Room

5.89m x 5.02m

French doors leading to the garden with side glazed panels, window to the side elevation, radiator, feature brick chimney breast with quarry tiled hearth and plinth and gas fired 'log effect' stove.



Archway leading to:

Dining Room

3.49m x 3.15m

Window to the side elevation, radiator.



Kitchen

5.09m x 3.28m

Window to the front elevation, radiator, range of handmade pine cupboard and drawer units incorporating a Belfast sink, natural wood work surface, built in dishwasher, 'Stoves' range cooker with extractor fan above, fridge in matching housing unit.



Bedroom Two

3.31m x 3.01m

Window to the rear elevation, radiator.



En-Suite Bathroom

2.98m x 1.99m

Window to the rear elevation, radiator, white suite comprising: bath with electric shower over and glass shower screen, w.c. and wash hand basin, part tiled walls.

Study

1.76m x 1.38m

Window into the rear hallway, radiator, range of shelving.

Cloakroom

2.97m x 0.86m

Window to the rear elevation, w.c. and wash hand basin, range of cloak hooks.

Rear Entrance Hall

5.06m x 3.23m

Double uPVC doors with side windows to the rear elevation, part uPVC glazed roof, radiator, feature exposed brick wall.



Boiler Room

3.74m x 1.92m

Window to the front elevation, range of fitted cupboards, 'Belfast' sink with wooden work surface, floor standing gas central heating boiler, plumbing for washing machine, rear access door to garden.

The rear entrance hall gives access to a separate ground floor wing to the property.

Inner hallway with radiator.

Utility Room

3.81m x 1.92m

Window to the front elevation, range of high and low level fitted cupboard and drawer units, stainless steel sink unit, tiled splash

backs, loft access.

Bedroom Three

3.84m x 3.33m

Windows to the rear and side elevations, radiator.

Bedroom Four

3.36m x 2.70m

Window to the rear elevation, radiator.



Bathroom

2.70m x 2.02m

Window to the front elevation, radiator, curved bath with electric shower over, w.c., wash hand basin, part tiled walls, extractor fan.

Living/Dining Room

6.54m x 3.88m

French doors to the front elevation leading to a patio and garden, window to the rear elevation, radiator, feature fireplace with marble hearth and gas fire.



FIRST FLOOR

Landing with 'Velux' window to front elevation.

Master Bedroom (first floor)

5.23m x 4.83m max (into Bay), 3.60m min

Walk in bay window to the front elevation, radiator, eaves storage.



Bathroom

3.62m x 2.84m

Window to the rear elevation, cream suite comprising: raised corner bath, w.c. and wash hand basin, radiator, part tiled walls, cupboard housing hot water cylinder, access to eaves storage.



OUTSIDE

The property is approached over a tarmac driveway leading to a parking area through an archway to the rear of the property, providing ample parking for several vehicles.

Formal lawned gardens lie to the front and side of the property divided into separate areas with herbaceous shrub borders, fruit trees and mature willow trees, all softly lit by antique street lamps. Beyond a row of poplar trees lies a paddock of approximately 2 acres, which is fully enclosed by Lincolnshire post and rail fence, with enclosed spinney to the south west boundary. A secondary gated access is situated beyond the property giving vehicle access to both the garden and the paddock and offers additional parking. The paddock is currently cut for hay however a grass path has been maintained to the perimeter providing a lovely private walk. Both the garden and the paddock enjoy splendid views over the neighbouring countryside and the Lincolnshire Wolds beyond.

GENERAL REMARKS and STIPULATIONS

Tenure and Possession: The Property is freehold and vacant possession will be given upon completion.

Council Tax: We are advised by North Lincolnshire District Council that this property is in Band E.

Services: Mains gas, electricity and mains drainage are connected to the property. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. The property also benefits from having a second telephone line, alarm system and security lighting.

Floorplans: The floorplans and land plan within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am - 12.30pm.

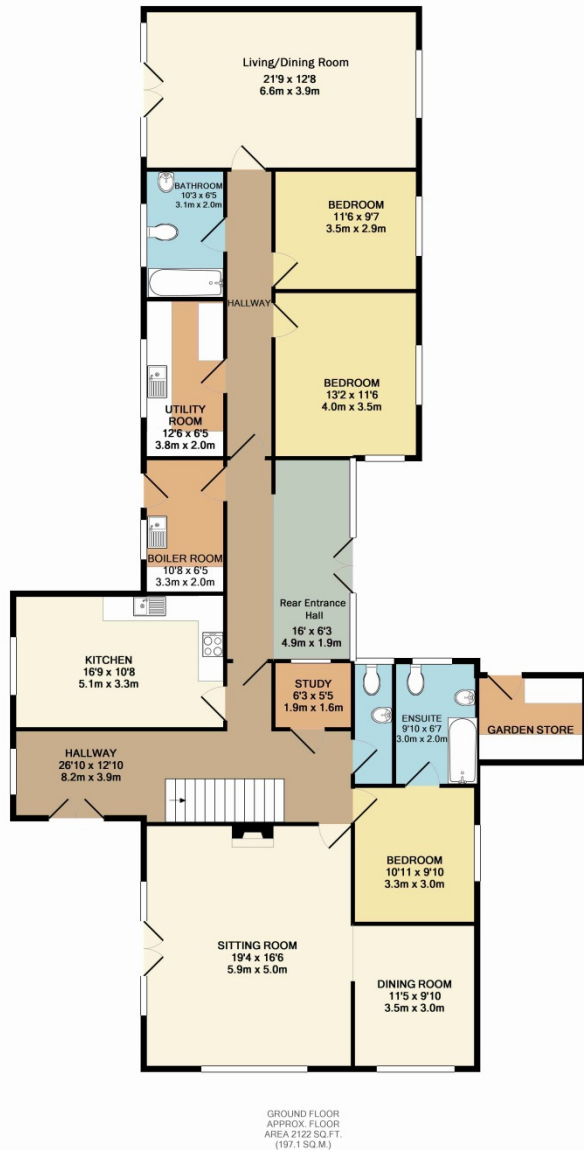
Viewing: Please contact the Brigg office on 01652 654833.

Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Brigg - 01652 654833.

These particulars were prepared in July 2016.



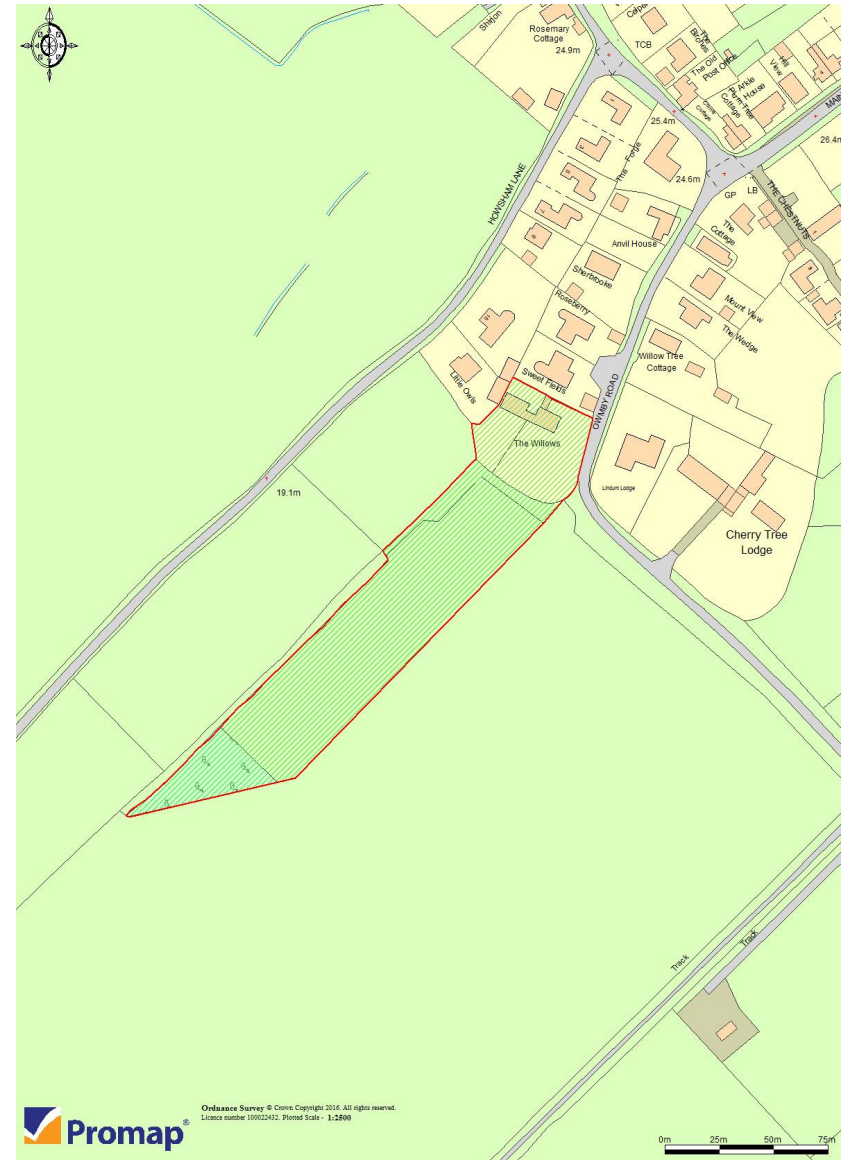
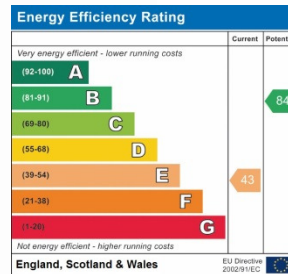




TOTAL APPROX. FLOOR AREA 2539 SQ.FT. (235.9 SQ.M.)

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