



The Chestnuts (House & Annex in 1.2 acres)
Main Road, Keal Cotes. PE23 4AG







Robert Bell & Company are delighted to offer to the market a lifestyle opportunity; with versatile, well maintained internal and external spaces suiting a range of potential uses: including multi-generational living. The Chestnuts comprises a charming four bedroom family home with two large reaction rooms alongside dining and kitchen spaces; plus self-contained two bedroom annex (one bedroom with dressing room and en suite) offering living and dining-kitchen spaces, alongside formal gardens, a manège with stable block and further grassed paddock.

In total, the plot extends across 1.2 acres (sts), with the principal residence being over 1600 sq ft and the annex measuring above 700 sq ft.

The property occupies a village-edge position with two road accesses into the A16, leading to the market towns of Spilsby and (larger) Boston – four and 13 miles drive respectively, while the beautiful East Coast is 15 or so miles away.

ACCOMMODATION

Entered to the front through uPVC double glazed door to...

Boot Room – with uPVC double glazed windows to front and side, lights to ceiling, tiles flooring, wood door to side lobby, uPVC double glazed obscure stable door to...

Kitchen – with uPVC double glazed window to front, lights to ceiling, butlers sink to wood worktop with drainage furrows, LPG range cooker beneath extractor canopy, storage units to base and wall levels, tiled flooring, wood door to utility, glazed door to lounge, open doorway to...

Dining Room – with uPVC double glazed windows to side and rear, uPVC door to rear, light to ceiling, wood flooring, radiators, multiple power points, carpeted stairs to first floor.





Snug – with uPVC double glazed window to rear, lights to ceiling and wall, wood flooring, radiator, multiple power points, wood door to...

Lounge – with uPVC double glazed windows to side, patio door to rear, lights to walls, brick fireplace with log burning stove, wood flooring, radiator, multiple power points.

Utility – with uPVC double glazed window to front, light to ceiling, roll edge worktop with space and connections beneath for washing machine and dryer; plus upright fridge-freezer, tiled flooring, wood door to...

Shower Room -with lights to ceiling, low level W/C, pedestal sink, tiled flooring, heated towel rail, open entrance to tiled walk-in shower.

Side Lobby – with uPVC door to front yard, doors to annex and...

Laundry Room – with uPVC double glazed obscure patio door to rear, light to ceiling, storage units, space and connections for washing machine, dryer and further appliances. Housing oil combi boiler.

First Floor Landing - across split levels, with uPVC double glazed window to front, lights to ceiling, carpet, power point, slatted doors to storage space, wood doors to first floor accommodation including...

Master Bedroom – with uPVC double glazed windows to rear, lights to ceiling, carpet, radiator, tv point, multiple power points, open archway to dressing space with built in wardrobe.

Bathroom – with uPVC double glazed obscure window to front, lights to ceiling, low level W/C, pedestal sink, free standing roll top bath with shower attachment, wood flooring, heated towel rail, tiles to half height to walls.

Bedroom – with uPVC double glazed window to front, light to ceiling, carpet, radiator, multiple power points.

Bedroom – with uPVC double glazed window to side, light to ceiling, carpet, radiator, multiple power points.

Bedroom – with uPVC double glazed window to rear, light to ceiling, carpet, radiator, multiple power points.





Annex

Entered to the front through uPVC double glazed obscure door to...

Dining Kitchen – with uPVC double glazed windows to front, light to ceiling, sink and drainer to roll edge worktop, LPG rangemaster cooker beneath matching extractor canopy, good range of units to base and wall levels, wood effect flooring, radiators, space and connection for upright fridge-freezer, wood doors to dressing room and...

Lounge – with uPVC double glazed window to front, light to ceiling, electric fire on tiled stand with oak surround, carpet, multiple power points, radiator, wood door to...

Bedroom – with uPVC double glazed patio doors to rear opening onto decking, window to front, lights to ceiling, carpet, radiator, multiple power points.

Dressing Room – with uPVC double glazed window to rear, light to ceiling, carpet, multiple power point, radiator, wood door to shower room and...

Bedroom – with uPVC double glazed window to side, light to ceiling, carpet, radiator, multiple power points.

Shower Room – with uPVC double glazed obscure window to rear, light to ceiling, low level W/C, hand wash basin to storage, corner shower cubicle with board surround, heated towel rail, extractor fan, tile effect flooring.

OUTSIDE

The property is approached through vehicle gates to the front, gravelled courtyard space, providing ample parking and turnaround space for multiple vehicles. Contained by mature evergreen hedging, gates lead through to the further garden spaces while the front yard accesses both the house and annex.

The initial rear garden is laid to lawn with mature damson and apple trees plus a beautiful willow, contained by hedging to the side. Patio with lights and power, with outside tap. Gates rear to the manège access and further side garden, also lawned with a large willow tree, plus paved and timber decked seating spaces, an open fronted summerhouse with light and power connected and a large fenced pond with reeds and trees to the surround - both garden spaces are separately fenced, thus being child and pet friendly.

At the rear, with a separate road access, is the manège, both floodlit and drained, three 12x12 stables all with water, lighting and power, and tac room, while across the eastern side is a large, grassed paddock.





East Lindsey District Council – Tax band: D

ENERGY PERFORMANCE RATING: E

Biotech drainage system

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Horncastle Office...

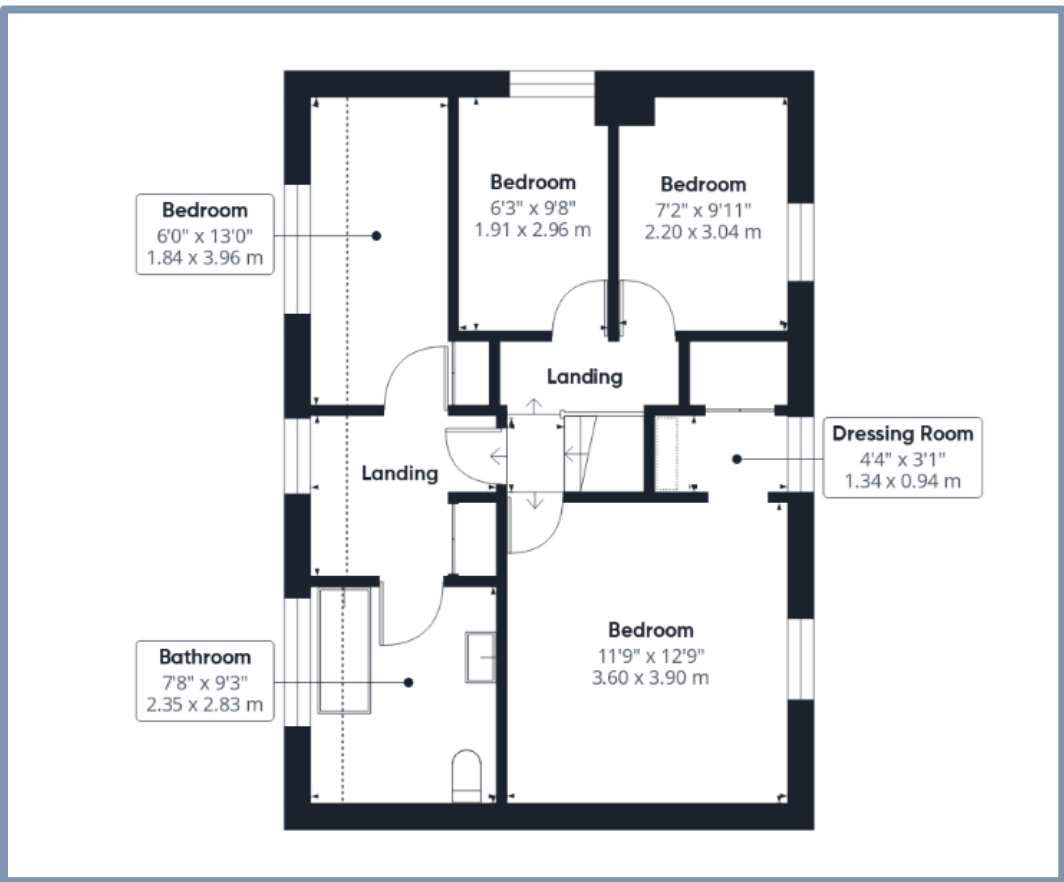
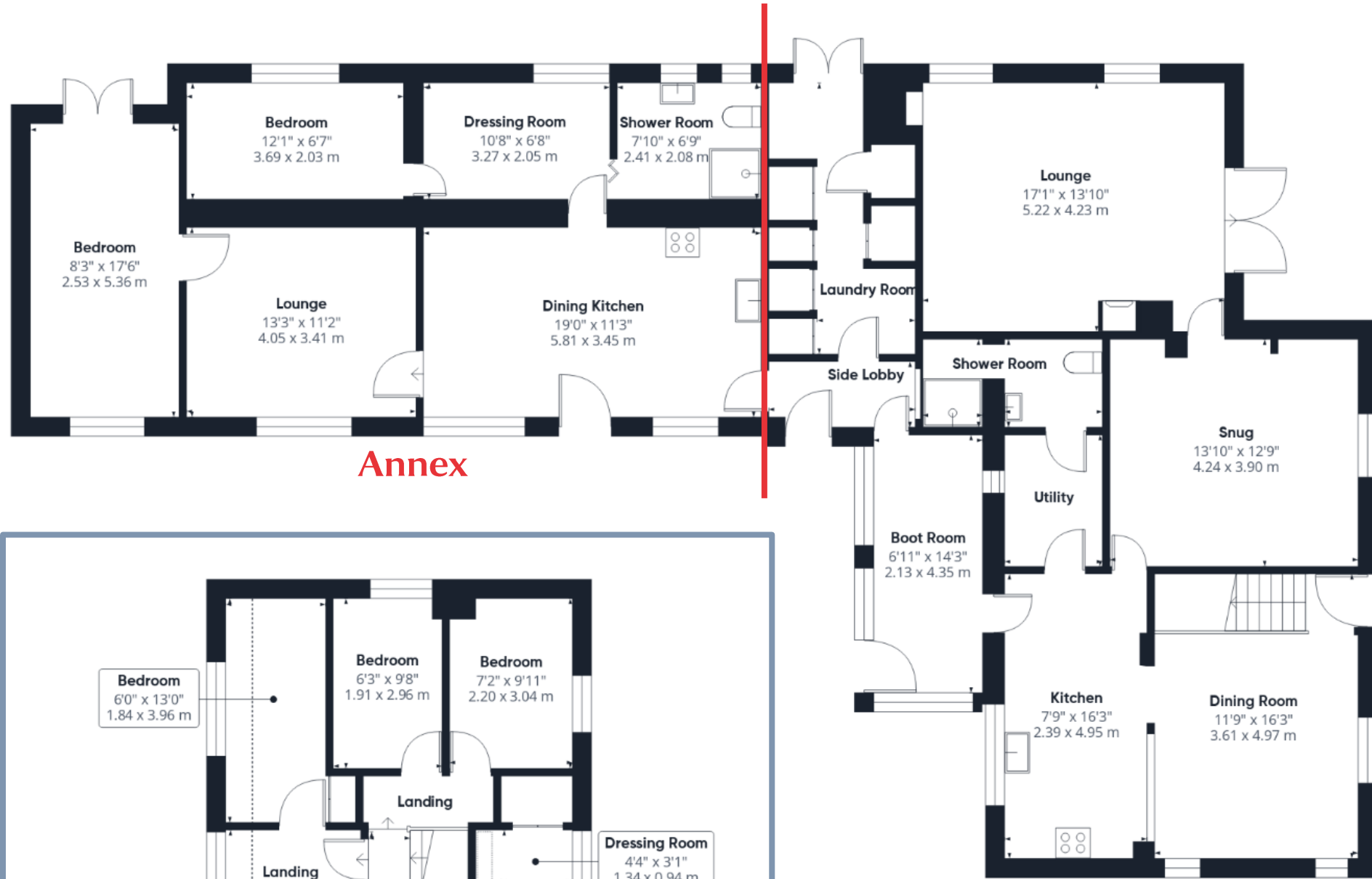
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Approximate total area⁽¹⁾
2355 ft²
218.8 m²
Reduced headroom
42 ft²
3.9 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.





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