



Croft House Farm, Croft Marsh Lane

Croft, Skegness, PE24 4AR

BELL





No Onward Chain! Croft House is a spacious family home, reaching beyond 3500 sq ft, standing in grounds of over an acre and alongside generous outbuildings. Requiring a scheme of updating, the property enjoys an excellent rural position, and provides the opportunity for potential purchasers to modernise and enhance to suit their requirements.

Accommodation currently comprises: two (front) reception rooms, dining room, breakfast kitchen; versatile snug/study, utility, cloakroom and large snooker room/office to the ground floor - with four bedrooms above including one with en suite and another a dressing room; and two further bathrooms.

The property continues with an Summerhouse, with kitchenette and w/c, and a large outbuilding offering four large workshop/store spaces. The garden is lawned with a wealth of mature trees and beds, and patio seating areas, and looks out across neighbouring farmland to the North and East.

Croft is a small village, conveniently located for access to the well-served coastal resort of Skegness (four miles away); with the larger village of Wainfleet being just two miles away and offering further amenities. Listed in the Domesday Book, the village is home to an All Saints parish church

Entrance Hallway

Having arched door to front, lights to ceiling. Carpet, radiator, carpeted stairs with spindle and balustrade. Doors to lounge, sitting room, kitchen and side porch.



Lounge

Having wood bay window to front, sash window to side. Light to ceiling, carpet, radiator, multiple power points.

Sitting Room

With wood bay window to front, lights to walls. Log burning stone on tiled stand, radiators, carpet, multiple power points.

Dining Room

Having wood double glazed French doors flanked by matching windows to side, lights to walls. Carpet, radiators, multiple power points.

Breakfast Kitchen

With wood double glazed window to side, lights to ceiling. Sink and double drainer to roll edge worktop, good range of storage units to base and wall levels. Oven, induction hob, space and connections for appliances. Tile effect flooring to kitchen area. Radiator, multiple power points.

Utility

With wood bow window to side, lights to ceiling. Butlers sink above storage unit, further storage with built in cupboards. Tiled flooring, radiator, multiple power points.

Study / Snug

Having wood windows to front and side, lights to ceiling. Radiator, multiple power points.

Snooker Room / Office

Having wood double glazed French doors to front and window to side, lights to ceiling and wall. Carpet, radiators, multiple power points.

Bedroom

With wood sash windows to front and rear, light to ceiling. Carpet, radiator, multiple power points.

Bedroom

Having wood double glazed window to side, light to ceiling. Carpet, radiator, multiple power points. Wood door to en suite.

En Suite

With wood sash window to side, light to ceiling. Low level wc, hand wash basin to storage unit, shower cubicle with board surround. Tiled flooring, wood doors to storage spaces, radiator, power points.





Dressing Room

With wood sash window to side, light to ceiling, radiator, built in storage space. Stepping down to

Bedroom

Having wood windows to side and rear, lights to ceiling and walls. Built in bedroom furniture, radiator, multiple power points.

Bathroom

With wood obscured sash and further window to side, light to ceiling. Low level wc, bidet, pedestal sink and bath. Carpet, radiator.

Bedroom

With wood sash window to front, lights to ceiling and wall. Built in bedroom furniture, carpet, radiator.

Bathroom

Having wood obscured sash window to front, lights to ceiling. Low level wc, hand wash basin to storage unit. Walk in shower confirm with tiled surround.

Outside

The property is approached from the rear, to an through vehicle gates from the initially shared access and up a gravelled driveway leading past the outbuildings and to a side parking space.

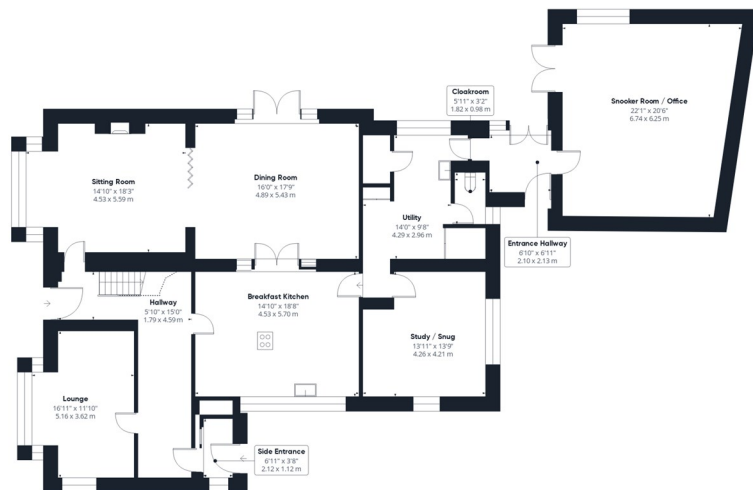
The lawned garden wraps around the front and side of the property, with a wealth of mature flower beds and trees; looking out to the North and East over the neighbouring arable farmland. Paved patio seating spaces lead off the property, while in the South-East corner of the garden stands a Summerhouse and a walled vegetable patch.

Summerhouse & Kitchenette

Summerhouse: Having arched window to front and sides, doors to front and side. Lights to walls. Brick and tile fireplace. Multiple power points, tiled flooring. Kitchenette: With wood window to side; lights to ceiling. Sink and drainer to roll edge worktop, storage units to base level. Multiple power points, tiled flooring. W/C: Having wood window to side, light to ceiling. Low level wc, hand wash basin, storage space, tiled flooring.

Outbuildings

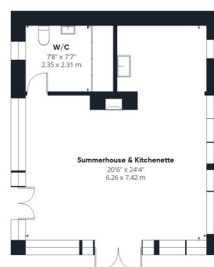
Leading off the driveway entrance is a large brick and tile outbuilding block, providing workshop, garage and store spaces with doors onto the drive.



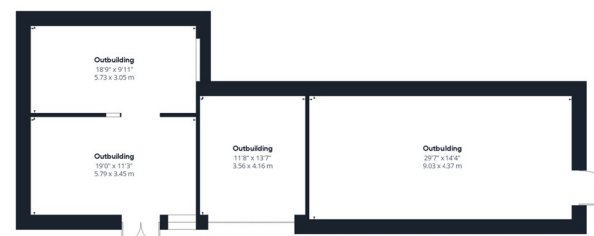
Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3

Approximate total area⁽¹⁾

4990 ft²

463.6 m²

Reduced headroom

15 ft²

1.4 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.

GIRAFFE360







COUNCIL TAX: – Tax band: F

ENERGY PERFORMANCE RATING;

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 Sales office
Old Bank Chambers, Bull Ring, Horncastle LN9 5HY

Tel: 01507 522222

Email: horncastle@robert-bell.org

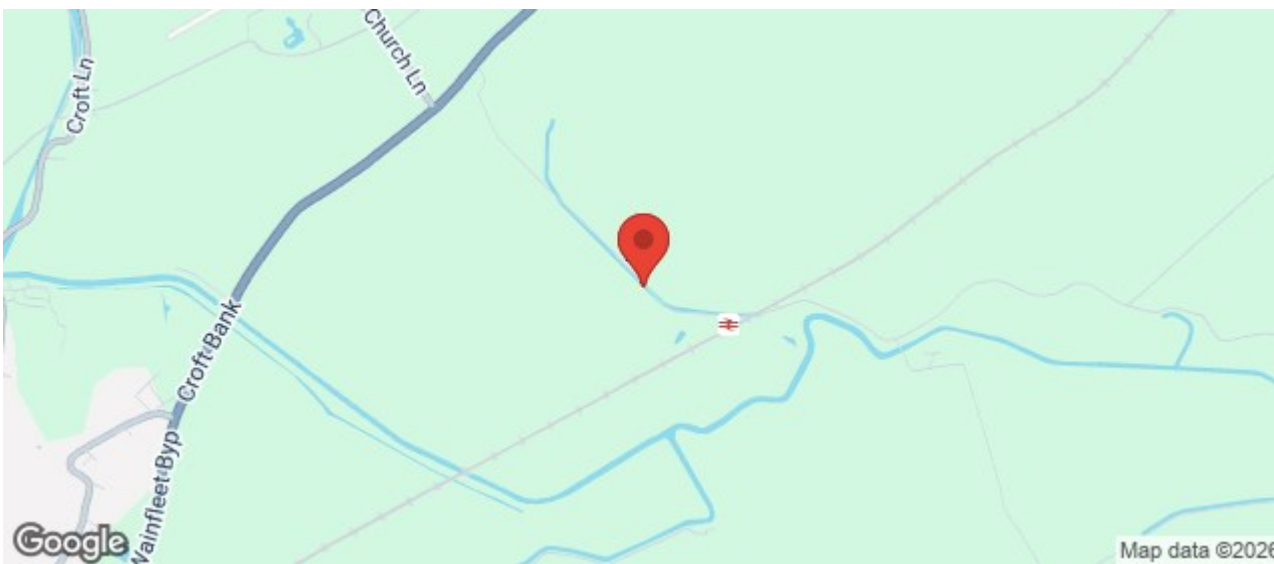
Website: www.robert-bell.org

Brochure prepared: 30th September 2026

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