



4 bed character property to buy in LN13

Huttoft Road, Mumby, Alford,
Lincolnshire, LN13 9JR

£335,000 Starting Bid

🏠 x4 🚗 x2 🚗 x2

Tenure

Freehold

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Detached Farm House
- ✓ 2.2 Acres
- ✓ Planning Permission for Holiday
- ✓ EPC Rating F

Driveway & Garage parking

Key Information

- ✓ Council Tax: **Band C**
- ✓ EPC Rating: **F**
- ✓ Heating supply: **Oil**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Broadband: **Cable**
- ✓ Mobile signal: **Good**

Arrange a viewing

Joe Nicholson
Branch Manager
Midlands Auction

0121 661 8465
midlands@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

Lovelle and Pattinson Auctions are pleased to offer for sale a detached former farm house in need of some modernisation and upgrading.

The property offers an expanse of rooms, from the entrance porch, laundry room, downstairs WC, great size dining kitchen, lounge, formal lounge, FOUR bedrooms, jack and jill shower room, and further bathroom. To the grounds there are various outbuilding which have planning permission to be converted to holiday cottages, a double garage and single garage, paddock and private garden area totalling just over 2 acres in total, along with horse shoe driveway. This property is not to be missed!

EPC rating: F. Tenure: Freehold

Entrance Porch

1.28m x 1.94m (4'2" x 6'4")

Having a glazed timber door to the side elevation, with wooden windows to the side elevation, door to storage room, and further timber door into the entrance porch.

Inner Lobby

1.81m x 1.75m (5'11" x 5'9")

Having a tiled floor, giving access to the laundry room and cloak room, wall light point.

Laundry Room

1.75m x 1.8m (5'9" x 5'11")

Having a tiled floor, panelled walling, Upvc window to the rear elevation, and further window into the entrance porch, oil boiler, plumbing for washing machine and tumble drier, electric sockets.

Ground Floor Cloakroom

1.83m x 2.08m (6'0" x 6'10")

Being fully tiled floor to ceiling, vanity wash hand basin with WC stretches the whole wall, there is enough room in here to add a shower if needed.

Kitchen Diner

4.31m x 6.09m (14'2" x 20'0")

What a fantastic space! With Upvc windows to the side and rear elevation, the kitchen has a range of cottage style wall and base units in cream, with black work surface over, agar style cooker, single drainer ceramic sink with mixer tap over, original brick store with cupboard and shelving, this all opens to the dining room, with central heating radiator, laminate flooring, ceiling spot lights, door leading into the inner hall.

Inner Hall

2.35m x 4.52m (7'9" x 14'10")

Giving access to the lounge and formal lounge, stairs to the first floor, understairs storage, ceiling light, radiator, door to the front elevation.

Formal Lounge

4.82m x 4.47m (15'10" x 14'8")

Having a floor to ceiling timber bay window to the front elevation, ceiling light, feature fire in surround, x 3 central heating radiators, picture rail to ceiling.

Second Reception Room

4.83m x 4.55m (15'10" x 14'11")

With timber floor to ceiling bay window to the front elevation, wooden floors, picture rail, ceiling light, central heating radiator, feature fire in surround.

Stairs to First Floor and Landing

Giving access to the first floor rooms, ceiling light and radiator.

Bedroom One

3.87m x 4.48m (12'8" x 14'8")

Having a range of fitted wardrobes, with over head storage and spot lighting, Upvc window to the front elevation, central heating radiator, electric points, door leading to the "Jack and Jill" shower room.

Jack and Jill Shower Room

3.68m x 2.2m (12'1" x 7'3")

Comprising of built in shower cubical with glazed door, vanity wash hand basin with under counter storage, WC, Upvc window to the front elevation, radiator, ceiling light and door s leading either to bedroom one or the landing.

Bedroom Two

4.45m x 2.21m (14'7" x 7'3")

Upvc window to the front elevation, ceiling light, radiator,

Bedroom Three

4.41m x 2.24m (14'6" x 7'4")

Upvc window to the rear elevation, ceiling light, electric sockets, and radiator.

Steps to further Landing

From the main landing there are two steps down to the further bedroom and bathroom, this would make an ideal master suite.

Bedroom Four

4.3m x 4.06m (14'1" x 13'4")

Having a Upvc window to the side elevation, radiator, ceiling light, built in storage cupboard, this room is a fantastic size.

Family Bathroom

1.92m x 5.97m (6'4" x 19'7")

in need of an upgrade but currently comprises of panelled bath, built in shower cubical, vanity wash hand basin with storage under, WC, the bathroom has two windows the side elevation, ceiling lighting and radiator.

Double Garage

To side of the property is a double garage with extra storage room to the side of it,, with up and over doors.

Single Garage

At the side of the double garage there is a further single garage with up and over door.

Gardens

WOW!!! what could you do with this space. There are private gardens to the front and side of the property enclosed with timber fencing and mature hedging, there are a number of brick built dwarf walls enclosing areas of the gardens, patio area to the side of the property leading to the garages, and then further gardens beyond this.

There's a foot path that leads to out buildings which have planning permission to convert to holiday cottages if required (the current owner has told us), there is also a further building that is in need of full repair again that has planning on there.

Paddock

To the side of the main garden is a further paddock or garden area what ever you would like it to become, the boundaries have fencing to all sides, mainly laid with grass, and mature planted trees and shrubs.

Former Outbuilding

There's a foot path that leads to out buildings which have planning permission to convert to holiday cottages if required (the current owner has told us), there is also a further building that is in need of full repair again that has planning on there.

Location

Mumby is a picturesque village situation four miles from the Market Town of Alford and only seven mile to the beautiful coast line of Mablethorpe. The coastal town of Skegness is well served and 9 miles from the village. The village has the Red Lion pub which serves food daily. Hogsthorpe and Huttoft (neighbouring villages) have primary schools, village shops, petrol stations and pubs. Alford town offers a range of local amenities, including popular schooling for both the Primary and Secondary Children. Queen Elizabeth's Grammar School is one of the top ranking Grammar schools in Lincolnshire. There is also a traditional Tuesday auction market, a thriving arts and craft community including regular craft markets and fairs. A doctors' surgery, dentist, Co-op as well as a choice of pubs/restaurants and various day to day shops. Regular bus services also run to Mablethorpe, Louth and Skegness.

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £335,000

Property Type: Character Property

Parking: Driveway & Garage

Year built: 1800

Construction materials: Brick and block

Roofing type: Clay tiles

Known property issues: Damp

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Oil

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good



Floor 0



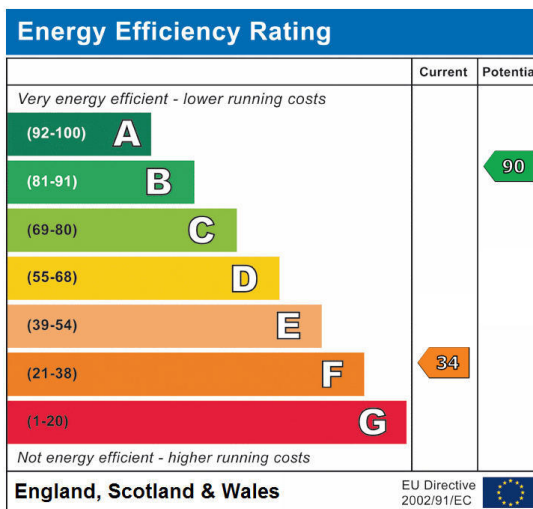
Floor 1

Approximate total area⁽¹⁾
1940 ft²
180.4 m²

(1) Excluding balconies and terraces

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

GIRAFFE360



Huttoft Road, Mumby, Alford, Lincolnshire, LN13 9JR

Contact your local branch today for more information on this property:

**Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0121 661 8465,
midlands@pattinson.co.uk, www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

