

ACORN HOUSE, WAINFLEET ROAD, SKEGNESS, PE25 2EL



A unique property of outstanding quality and design, offering versatile extended family occupation and for those working from home requiring a high degree of privacy in a convenient location.

With Atrium Hall, Cloaks/W.C, Sitting Room, Family Room, Dining Room (all 3 opening to the south terrace), Kitchen, Pantry, Utility, heated indoor Swimming Pool with Wet Room and separate W.C. Galleried Landing, Family Bathroom, Master Bedroom Suite, 3 further Bedrooms, one ensuite. Annexe with own Entrance Hall, Shower Room, Office/Bedroom, 41'11 x 16'10 Gymnasium above the Double Garage, large garden.

Adjacent is Burns Farm, a restored grade 2 listed 3/4 bedroom farmhouse, available by separate negotiation.

PRICE: £699,000

**PART EXCHANGE
CONSIDERED**

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LOCATION Skegness is the principal Lincolnshire coastal resort with a resident population of around 18,000 persons increasing substantially in the summer months with the influx of holiday makers and day visitors. It is some 40 miles east and south of Lincoln and Grimsby respectively with main communication links via the A53 and A158 roads to the south and Midlands. Skegness is well served by bus and rail services and the local primary and Grammar Schools have excellent reputations. It is within walking distance of beautiful golden beaches and a short drive from the secluded Gibraltar point Nature Reserve and the superb Seacroft Championship Golf Links.

ACCOMMODATION Entrance is via a hardwood double glazed door and imposing arch window to first floor height leading to the:-

ATRIUM HALL 12'9" x 9'8" (3.88m x 2.94m) with American blond oak staircase and woodwork, radiator, natural stone floor, recessed spotlights to ceiling, double doors to the Sitting Room:-

CLOAKS W.C 6'1" x 5'4" (1.85m x 1.63m) With small opaque window, extractor, radiator, tiled terrazzo style floor and built in suite of furniture to include W.C with concealed cistern, semi countersunk hand basin, tiled surround.

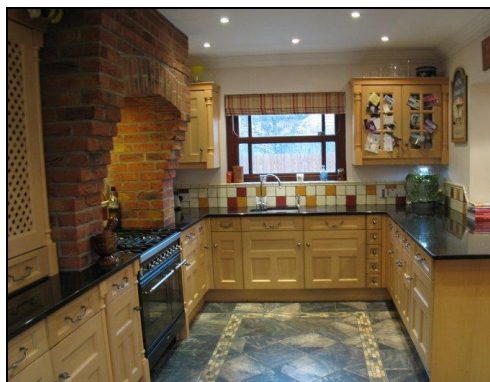
SITTING ROOM 22'9" x 14'2" (6.93m x 4.32m) with front and side sashcord style windows, feature stone fireplace with stone hearth, T.V aerial points and telephone points, 2 radiators, wide French doors to the rear terrace, leading to the:-

FAMILY ROOM 16'11" x 12'9" (5.16m x 3.88m) with radiator, T.V aerial point, 2 telephone points, wide french doors to the rear terrace.

DINING ROOM 16'2" x 12'10" (4.92m x 3.91m) With wide French doors to the rear elevation, radiator, dado rail, offset tiled floor with mosaic border extending via a granite breakfast bar through to the:-

KITCHEN 18'8" x 9'9" (5.68m x 2.97m) attractively fitted with a comprehensive range of birchwood base and wall cupboards, feature brick recess with extractor, space for 5 burner Britannia range cooker with tiled splashback to match the surrounds. Inset 1 ½ bowl ceramic sink unit with mixer tap and separate hose tap set in a range of granite worksurfaces, integrated fridge, integrated dishwasher, display, recessed spotlights to ceiling, radiator, window to the front elevation, the same decorative theme and flooring as the dining room following through to the Side Hall.

PANTRY 7' x 6'2" (2.13m x 1.88m) with north facing small window, marble cold shelf, tiled surround, built in cupboard, space for large American refrigerator, terrazzo tiled floor.



SIDE HALL	With window, radiator, second “front” door to Open Porch and connecting to the Utility, Pool and Annexe, with a pretty glass brick wall obscuring the Swimming Pool, recessed spotlights to ceiling.
UTILITY ROOM	15'4" x 13'7" (4.67m x 4.14m) with base and wall cupboards, dresser style unit with built under oven, solid wood worksurfaces, inset butlers sink with traditional mixer tap, concealed spaces for automatic washing machine and dryer, windows to 2 elevations, recessed spotlights to ceiling, built in cupboard housing the Ideal gas central heating boiler (hot water) and the Ideal Mexico gas central heating boiler (central heating). Door to <u>Annexe</u>
SWIMMING POOL ROOM	38'1" x 19'11" (11.6m x 5.84m) plus 11'10" x 12'3" (3.60m x 3.73m) maximum side area. With combination lock door, vaulted ceiling with exposed Douglas Fir beams and recessed L.E.D spotlights, exposed brickwork to walls with flush perimeter lighting, heat exchange system, ‘natural stone’ surround with inset 29'4" x 12'2" (8.94 x 3.70) heated pool plus steps being 1.2m to 2m deep. To the side is a sitting area leading to a <u>Wet Room</u> with tiled floor and walls, integral lighting, two Grohe showers, extractor.
WET ROOM	With tiled floor and walls, integral lighting, two Grohe showers, extractor.
W.C	Being tiled to match the shower room, W.C, handbasin, radiator, opaque window.
BOILER ROOM	From the Side Hall with gas central heating boiler for the heating and Heatstar System for the water plus Astrapool Cantabric filtration system. (Heatstar system draws heat from the boiler for the air and the water).
GALLERIED LANDING	12'8" x 13' (3.86m x 3.96m) including atrium, white oak flooring, 2 radiators, recessed spotlights to ceiling, access to roof space, built in linen cupboard with integral radiator.
FAMILY BATHROOM	12'8" x 8'3" maximum (3.86m x 2.51m) beautifully finished with ‘free standing’ spa bath tub with stand pipes, wall mounted hand basin, bidet and W.C with concealed cistern, marble tiled walls and floor with offset and mosaic tiling, extractor, recessed spotlights, 2 opaque windows, extractor, ladder towel radiator/rail.
SUITE NO. 1	<u>Bedroom</u> 13'8" x 12'8" (4.16m x 3.86m) With window to the rear elevation, radiator, recessed spotlights to coved ceiling, ‘gothic arch’ to <u>Dressing Room</u> With window, radiator, double doors to a walk in closet with built in furniture, shelves, drawers, hanging rails. <u>En-Suite Shower Room</u> also with ‘gothic arch’ door, curved screen shower and drying area with shower head and hand shower, W.C, wall mounted vanity wash basin with cupboard and matching wall cabinet, lovely tiled walls and floor, extractor, opaque pvc window, ladder towel rail.



SUITE 2	<p>Bedroom 13'10" x 18'8" maximum overall (4.21m x 5.68m) with window to the rear elevation, radiator, recessed spotlights to ceiling, built in wardrobe and built in dressing table and drawers.</p> <p>En-Suite Shower Room With corner shower cubicle with double curved screen doors and Grohe Shower, W.C and hand basin set in a suite of furniture with matching wall cabinet, lovely tiled floor and walls, recessed spotlights to ceiling, access to roof space, ladder towel radiator/rail, opaque pvc window.</p>
BEDROOM 3	14'2" x 12'8" overall (4.31m x 3.86m) With T.V aerial point, recessed spotlights to coved ceiling, radiator, window to the rear elevation, built in wardrobes with hanging and drawer space.
BEDROOM 4	14'2" x 9'7" (4.31m x 2.92m) with windows to the front and side elevations, recessed spotlights to coved ceiling, radiator, built in wardrobes with integral drawers and shelving.
<u>THE ANNEXE</u>	With its own front door from the main parking area to the:-
HALL	With radiator, window.
SHOWER ROOM	9'10 x 7'1" overall being shaped (2.19m x 2.16m) With corner shower cubicle with Grohe Shower, W.C, hand basin, pretty tiled walls, recessed spotlights to coved ceiling, tiled floor, radiator, extractor.
INNER HALL	With understairs built in cupboard with Titan Flomaster hot water tank (serving the whole property).
OFFICE / BEDROOM	16'10" x 12'5" (5.13m x 3.78m) with slat windows to the front and side elevations, radiator, 4 Zone fire alarm control panel, door to recessed Store also with slat window.
GYMNASIUM / GAMES ROOM	41'11 x 16'10 (12.77m x 5.13m) maximum with reduced headroom at the eaves, 4 radiators, 2 Velux skylight windows, 4 pairs of T.V and telephone points, recessed spotlights to ceiling with dimmer controls.
<u>OUTSIDE</u>	The property is approached over a cobble set drive with timber gate to a courtyard with carriage lamp style lights, cold water tap, security lights, rustic paths lead around.
DOUBLE GARAGE	<p>22'1" wide x 16'11" (6.73m x 5.15m) minimum deep. With two pairs of vehicle doors, 3 windows, concrete floor, power points all round and lighting.</p> <p>To the side is a walled garden with perimeter lighting and formal garden with maturing box hedging and rustic paved paths lead around to the rear cobble set sunny south facing terrace and decking area both with floor set uplighting, cold water tap, carriage lamp style wall lights and security flood lighting.</p>

OUTSIDE CONT.....

Doors from the main reception rooms and swimming pool lead to the terraces, below which area steps door the lawns with trees, shrubbery, posts for a double hammock. A path connects to BURNS FARM

CONSTRUCTON

Completed in 2004 with the benefit of an architects certificate, this unique property extends to about 540sqm. External doors are bespoke Maranti oak hardwood and windows are hardwood and 'sash' style. The interior woodwork is American blond oak. The wood in the pool room is Douglas Fir. The brickwork features "Lincolnshire tumbling-in" to the gable ends and "English garden wall" bonding throughout with handmade William Blyth natural clay pantiles throughout.

CENTRAL HEATING

The property has three forms of heating, tiled floors have under floor central heating, gas fired central heating boiler for the radiators, gas fired central heating boiler for the hot water, gas fired central heating boiler and Heatstar system for the swimming pool.

TENURE

We believe this property to be Freehold and are awaiting solicitor's confirmation. All interested parties are advised to make their own enquires.

SERVICES

Mains gas, electricity, water and sewerage services are understood to be connected. The property has the benefit of a zoned fire alarm system. The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

VIEWING

By prior appointment with Turner Evans Stevens office in Skegness.



Adjacent is Burns Farm, a restored grade 2 listed 3/4 bedroom farmhouse, available by separate negotiation.

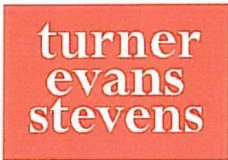


A lovingly restored and modernised grade 2 listed farmhouse in a convenient edge of town location.

The accommodation includes 3/ 4 Double Bedrooms, 3/4 Reception Rooms, Kitchen, Inner Hall/Study, 3 Bedrooms to the first floor and Bathroom, gas central heating, gardens, parking area, large Garage/stable block.

NO CHAIN



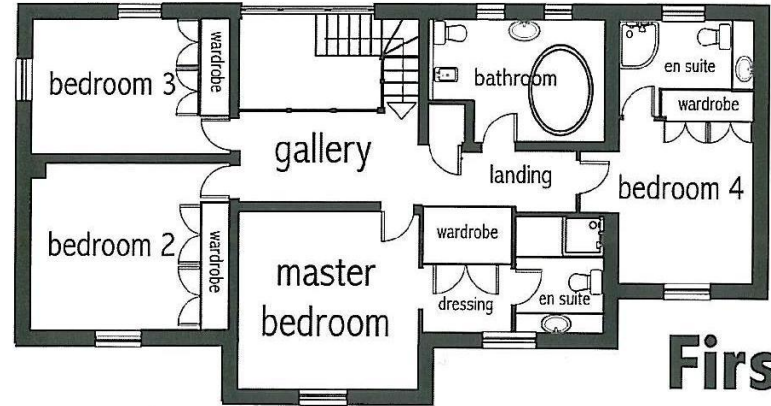


Acorn House
Wainfleet Road
Skegness

Ground Floor



First Floor



INFORMATION & SERVICES

MEASUREMENTS

Measurements are approximate with the metric conversion shown in brackets, taken wall to wall unless otherwise indicated.

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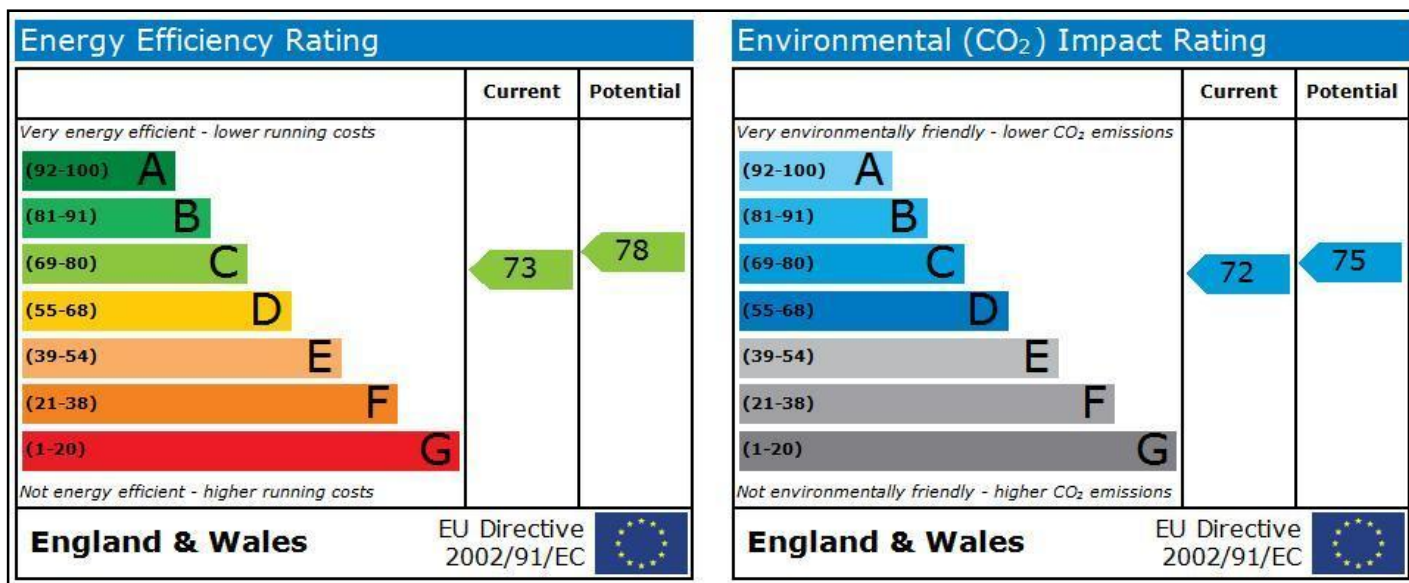
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