

Village & Country



West Ray, Sea Road, Anderby

A charming four bedroom Georgian country home standing in a most private situation within beautiful grounds of approximately 1 acre (sts). West Ray is surrounded by open countryside and the 'Lincolnshire Coastal Country Park' and is only approximately 1¾ miles from the beach and the 'hidden gem' of Anderby Creek.

This immaculately presented property has been maintained to the very highest of standards and now offers a wonderful blend of traditional period features and contemporary living accommodation, benefiting from a modern fully fitted kitchen with Bosch appliances, modern bathroom suite and separate wc, attractive Georgian style uPVC double glazed sliding sash windows with fitted blinds, oak flooring, being fully re-pointed, fully re-wired and re-fitted with new radiators throughout. The property further benefits from a substantial range of outbuildings including a spacious double garage, stabling and a large two storey Georgian barn, which subject to the necessary consents, offer the potential for residential development and would lend themselves very well to holiday cottages.

This outstanding property really must be viewed in order to fully appreciate the period charm, high level of fitment, beautiful gardens and opportunity for development all in a completely private setting.

Entrance

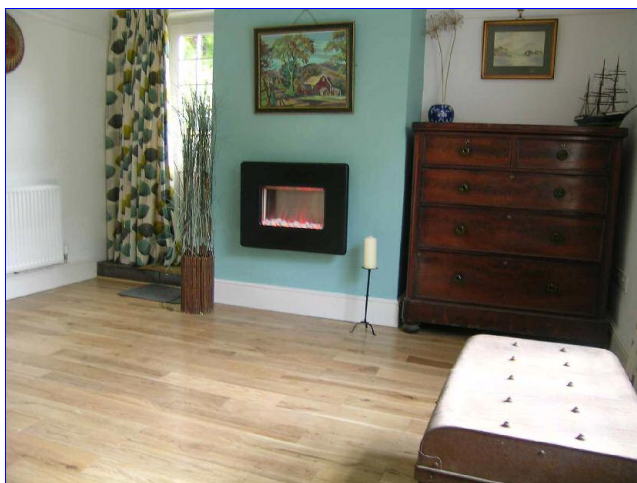
A upvc entrance door opens into the **entrance hall** having oak floor, original staircase leading up to the first floor and wooden skirting boards.



Original wood panelled doors open into:

Drawing Room 14' 03 x 12' 11 (4.35m x 3.96m)

Having a Georgian style upvc double glazed sash window with blind to front garden aspect, oak floor, exposed feature ceiling beams, electric wall mounted fire, radiator, picture rail, high wooden skirting boards, multiple power points and a upvc double glazed door leading out to the side garden **potting shed**, being of timber construction with a well established vine.



Drawing room

Sitting Room 14' 04 x 13' (4.40m x 3.97m)

Having a Georgian style upvc double glazed sash window to front garden aspect and matching side hung window, both with matching white blinds.

Oak floor, exposed feature ceiling beams, attractive brick fireplace with slate hearth and timber mantel, high wooden skirting boards, tv point, phone point and multiple power points. Original wood panelled doors lead into:



Sitting room

Cloakroom

Having a low level wc, wash hand basin inset to vanity unit with appropriate splashback wall tiling, built-in storage cupboard, tiled floor, inset ceiling light and wooden skirting boards.



Snug / dining area

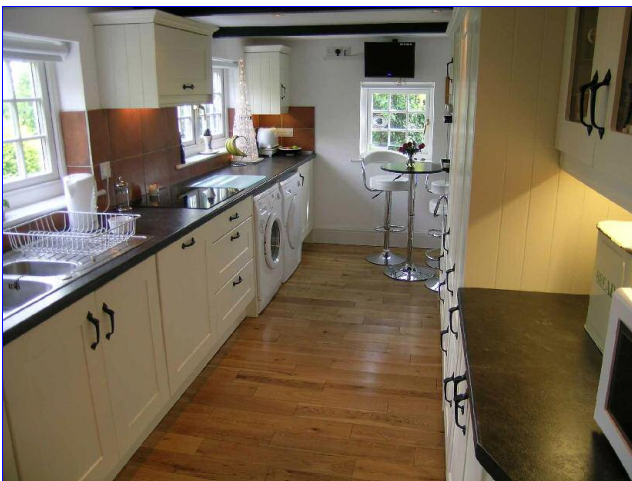
Snug / Dining Area 15' 03 x 7' 11 (4.65m x 2.43m)

Having a Georgian style upvc double glazed sash window and a matching top hung casement window to the rear garden aspect. Also having oak floor, exposed ceiling beams, wall mounted electric fire with slate hearth and built-in original storage cupboard with cast iron hinges, tv point, phone point, multiple power points, inset ceiling lights and wooden skirting boards. A hardwood glazed door leads to the rear entrance porch and

an open archway with attractive timber lintel leads into the:

Kitchen 15' 06 x 7' 11 (4.74m x 2.43m)

Having a fine selection of wooden fitted cupboards to both base and wall levels with a one and a half stainless steel sink plus drainer inset to work surface, below a Georgian style upvc double glazed window to the rear garden aspect, further matching windows to both the rear and side garden aspects. Display cabinets, deep pan and cutlery drawers, floor to ceiling pull out spice/condiment rack, wine rack, built-in Bosch double electric oven and matching electric hob, large Bosch fridge, Bosch dishwasher, and space and plumbing for washing machine and tumble dryer. Space for breakfast table to one end, exposed timber ceiling beams, ladder radiator, appropriate splashback wall tiling, tv point, phone point, multiple power points, inset ceiling lights and wooden skirting boards.



Kitchen

Rear Entrance Porch

Having upvc double glazed door and matching window to rear garden, tiled floor and inset ceiling lights.

An original wooden staircase, having carpet with cast iron stair rods, leads up from the entrance hall to the:

First Floor Landing

Having a balconied craft area accessed from bedroom one, Georgian style upvc double glazed sash window to front garden aspect providing plenty of natural light, multiple power points and original finely detailed wood panelled doors lead off to:

Bedroom One 14' 05 x 13' (4.40m x 3.97m)

Having a Georgian style upvc double glazed sash window with blackout blind to front garden aspect, original finely detailed wood panelled door to craft balcony, radiator, access to loft space, tv point, phone point, multiple power points and wooden skirting boards.



Bedroom two

Bedroom Two 13' 03 x 13' (4.04m x 3.99m)

Having a Georgian style upvc double glazed sash window to front garden aspect, built-in cupboards with original latched wood panelled doors, radiator, tv point, phone point and multiple power points.

Bedroom Three 8' 02 x 7' 07 (2.49m x 2.33m)

Not including airing cupboard.

Having an original latched cottage door, Georgian style upvc double glazed windows to side and rear garden aspects with views across open coastal country park, built-in wardrobe space, exposed ceiling beams, laminate wood flooring, multiple power points and wooden skirting boards.



Bathroom

Bathroom 7' 11 x 5' 04 (2.42m x 1.65m)

Having a sliding wood panelled door and matching modern white 3 piece suite comprising large panelled bath with shower over and bi-folding chrome shower screen, low level wc and pedestal wash hand basin. Fully tiled walls, wood effect floor, heated towel rail, mirror with decorative lighting, corner cabinet, double electric shaver point, extractor unit and inset ceiling lights.

Bedroom Four 9' 09 x 8' (2.98m x 2.46m)

Having an original cottage style door, Georgian style upvc double glazed window to main garden aspect, exposed ceiling beams and multiple power points.

Outside

The property is approached along a lengthy private driveway leading to the extensive range of outbuildings, which include a large **2 storey Georgian barn**, built in brick under a clay pantile roof, having a variety of store rooms provided and light and power connected.

A range of single storey brick and clay pantile stables, several other smaller outbuildings and a large **double garage** 26' 06 x 20' 06 (8.09m x 6.25m) having light and power connected, an electric roller shutter door and further side personnel door.



Driveway

A particular feature of the property are the large private gardens, which extend to approximately 1 acre (sts) and benefit from the facility for external lighting. Being split between several pretty lawned gardens and a wildflower orchard, which are connected by a series of pleasant

garden pathways and boast a beautiful selection of trees, plants and flowers including over 2000 planted daffodils, bluebells, tulips, snowdrops, primrose, star anise and a lovely ceanothus, several laburnum and variety of blossom, John Downie crab apple trees, Jupiter apple trees, several edible plum trees including a Victoria, Mareello Cherry and a Conference pear tree.



Garage / outbuildings



Front lawned garden



Side lawned garden



Wildflower garden



Stables



Open views

Utilities: Mains water, electricity with drainage to a private system. Oil central heating, full upvc double glazing throughout. Council tax band C.

Notes: The Agents have not been privy to the contents of the Title of the property and cannot in any way formally confirm the boundaries of the property or the existence of any Covenants, Easements or Rights of Way, which might

affect it. Any plan shown in this brochure is purely presented as a guide and all boundaries and areas will require further verification. The Agents refer prospective purchasers to the vendor's solicitors in regard to all these matters.

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 appointment with the agent's Horncastle Office, Old Bank Chambers, Horncastle, Lincolnshire. LN9 5HY. Tel. 01507 522222; Fax. 01507 524444

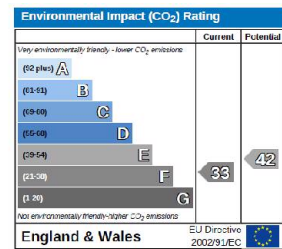
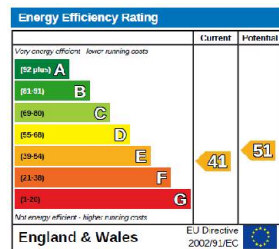
Email: horncastle@robert-bell.org

Website: <http://www.robert-bell.org>

These details were prepared on 20 May 2011

ENERGY PERFORMANCE

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on Carbon Dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon Dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

OS PLAN



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 Old Bank Chambers, Horncastle, Lincolnshire LN9 5HY



Rear elevation

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