



The Old Farmhouse
The Hollies, High Lane, Croft, Skegness. PE24 4SH

BELL



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The Old Farmhouse is a substantial, three-storey, Grade II Listed Georgian farmhouse; standing proud to a South-facing position with lawned gardens to the front and rear, and circled by a double-ended driveway. Providing seven bedrooms across the upper floors, and a wealth of versatile reception space to the ground floor; the property is entered beneath a datestone showing 'T.S., 1779'.

An attractive orangery and further conservatory complement the snug, living, dining and office spaces of the ground floor; which is complete with a large, square breakfast kitchen with a large pantry, boot room, fuel stores and a large utility room.

The property occupies generous grounds, space for potential development – subject to obtaining the necessary consents. Prospective purchasers are advised to make their own enquiries to this regard.

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.



ACCOMMODATION

Entrance Hallway with wood front door, encaustic tiled floor, radiator and ceiling light. Doors to cellar, dining room and to:

Library having wood sash window to front with internal shutters; brick fireplace with stone hearth, book shelving on two walls, radiator, ceiling light and power points.

Dining Room having wood sash window with internal shutters and window seat to front aspect; brick and tile fireplace with copper canopy, built in alcove storage cupboard, original feature plate rack, radiator, ceiling light and power points. Doors to lounge, kitchen and



Office having uPVC obscure double-glazed window to side aspect; radiator, ceiling lights and power point. Entrance door to side.

Lounge with windows to side and rear aspects; brick fireplace, radiator, ceiling light and power points. Open to:

Side Conservatory having windows to side, French doors to orangery, glazed roof, tiled floor, radiator and wall lights.

Kitchen having window to side aspect; a good range of storage units to base and wall levels including glazed shelving, Leisure sink and drainer to roll edge worktop, AGA range cooker to tiled surround, Neff oven and hob, space and connections for dishwasher. Tiled floor, built in boot room, ceiling lights and power points. Doors to rear lobby and to:

Pantry with wood sash windows to side and rear aspect; vinyl flooring, shelving to wall, ceiling light and power points.

Rear Lobby with window to side aspect; linoleum flooring, radiator and ceiling light. Door to utility, glazed door to conservatory and door to:

The Boot Room with obscure window to side aspect; low level WC, pedestal wash hand basin, radiator, linoleum flooring and ceiling light.

Utility having window to side; entrance door to rear; sink and double drainer above storage unit with space and connections for appliances, Oil fired floor standing Camray boiler, radiator and ceiling lights. Wood effect flooring and built in storage cupboard.

Orangery having windows to side and rear, glazed roof; stone flooring, wall lights. Doors to fuel stores.

From entrance hallway staircase to initial first floor landing, splitting up to front and rear landings.

First Floor- Rear Landing ceiling light and power points. Doors to first floor accommodation.

Bedroom with windows to side and rear aspects, door to cupboard, radiator, ceiling light and power points.

Bedroom/ Dressing Room with sash window to rear aspect; built in wardrobe space, radiator, ceiling light and power points. Door to: **En-suite** with window to side aspect; panel bath with tiled surround and shower over, wash hand basin to vanity unit and low level WC, radiator, heated towel rail and shaver socket.





Family Bathroom having window to side aspect; bath with tile surround, pedestal wash hand basin and low level WC, radiator and ceiling light.

Principle Landing with sash window to front aspect; wall lights, staircase to second floor. Doors to:

Bedroom with sash window to front aspect; built in storage space, feature fireplace, radiator, ceiling light and power points.

Bedroom with sash window to front aspect; feature fireplace, radiator, ceiling light and power points.

Second Floor Landing built in storage space, wall light fittings. Doors to:

Bedroom with sash/dormer window to front aspect, radiator, ceiling light and power points.

Bedroom with sash/dormer window to front aspect, radiator, ceiling light and power points.

Bedroom with sash/dormer window to front aspect, radiator and ceiling light.

OUTSIDE

The Old Farmhouse is approached via a double-ended, gravel driveway, through vehicles gates and circling from front to rear. The property faces south, the plot sitting parallel to the road. The front garden is laid to lawn with a path to the front, boundary walls to the sides; the rear garden is also lawned with both enjoying trees throughout.

East Lindsey District Council – Tax band: F

Oil fired central heating.

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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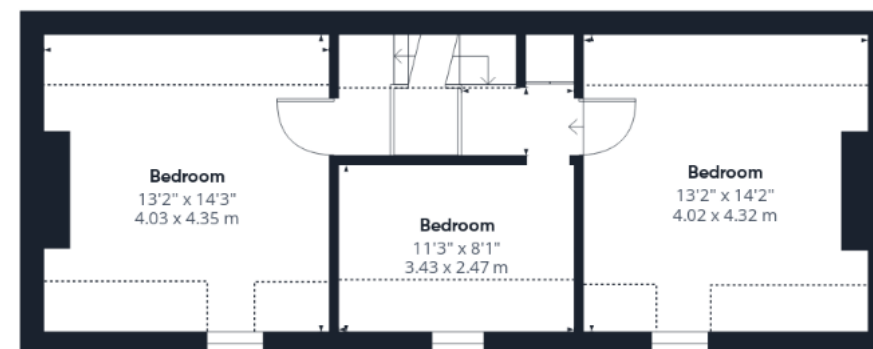




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

3585 ft²

332.7 m²

Reduced headroom

150 ft²

13.9 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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