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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



The Coach House Main
Road
Yarburgh
LN11 0PW

Offers in the Region Of
£360,000

This truly unique detached period house is located within a much sort after village. Set in circa 0.3 acres including substantial outbuilding, ripe for redevelopment. Internally the property has undergone a thorough scheme of sympathetic refurbishment yet retaining many features. Internal viewing will reveal the entrance hall, lounge, kitchen-diner, utility room, WC and boot room all to the ground floor. To the first floor there are FOUR bedrooms and a superb bathroom which really compliments the property. Externally there are gardens with 360 degree access around the property including a vast garden space to the side, ample off road parking and an original stable house which subject to the necessary works and applications is ideal for anything from a man cave, to an annexe to an air bnb.

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Entrance Hall

Entering the property reveals a tiled floor and a window at the bottom of the stair case.

Lounge

11' 10" x 13' 5" (3.61m x 4.09m)

The lounge has a window to the front elevation, a radiator, carpeted floor and a feature fire place with multi fuel stove.

Dining Room

11' 11" x 13' 5" (3.62m x 4.10m)

The dining room has a window to the front elevation, a radiator, Oak flooring and the original feature fire place. The room then leads open plan into the kitchen.

Kitchen

14' 0" x 11' 9" (4.27m x 3.59m)

The kitchen has a window and skylight to the rear elevation, a continuation of the Oak flooring and a superb fitted kitchen with ample units and counter tops in a solid Oak butchers block style with twin Belfast sinks and a dishwasher.

Utility room

13' 9" x 11' 11" (4.19m x 3.63m)

The utility room has a window and skylight to the rear elevation, a radiator and a tiled floor. There is also a range of fitted units and a Belfast sink with plumbing for a washing machine.

Cloakroom

Within the utility size there is this cloakroom with a window to the side elevation, a tiled floor, WC and a basin.

Boot

5' 1" x 5' 9" (1.55m x 1.74m)

The boot room has sliding patio doors to the rear elevation, a skylight and the original tiled floor.

Room

First Floor Landing

The first floor landing has access to the loft and a carpeted floor.

Bedroom One

11' 9" x 11' 11" (3.58m x 3.62m)

Bedroom one has a window to the front elevation, a radiator, carpeted floor and a feature fire place.

Bedroom Two

11' 9" x 11' 11" (3.59m x 3.63m)

Bedroom two has a window to the front elevation, a radiator, carpeted floor and a feature fire place.

Bedroom Three

8' 1" x 11' 9" (2.46m x 3.57m)

Bedroom three has a window to the rear elevation, a radiator and a carpeted floor.

Bedroom Four

8' 2" x 7' 3" (2.50m x 2.20m)

Bedroom four has a window to the front elevation, a radiator and a carpeted floor.

Bathroom

8' 0" x 12' 0" (2.43m x 3.67m)

The bathroom is a truly stunning room with an opaque window to the side elevation, a radiator and a tiled floor. There is a superb suite with a WC, his and hers vanity basins, a free standing bath and a walk in shower cubicle with a mains operated shower,

Stable House

With two floors, three rooms, this could be transformed to anything from a man cave to an air b n b, or an annexe to a home work area, subject to any planning and work requirements.

Outside

With a huge garden space to the side, ideal for large family gatherings or for children to play etc. There are many more pockets of garden spaces going around the property, a wild life garden, ample off road parking spaces and also a lovely courtyard area ideal for alfresco dining. Two green houses also compliment the outside space which are surrounded by a large vegetable patch, perfect for the avid gardener.

Information**Tenure**

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

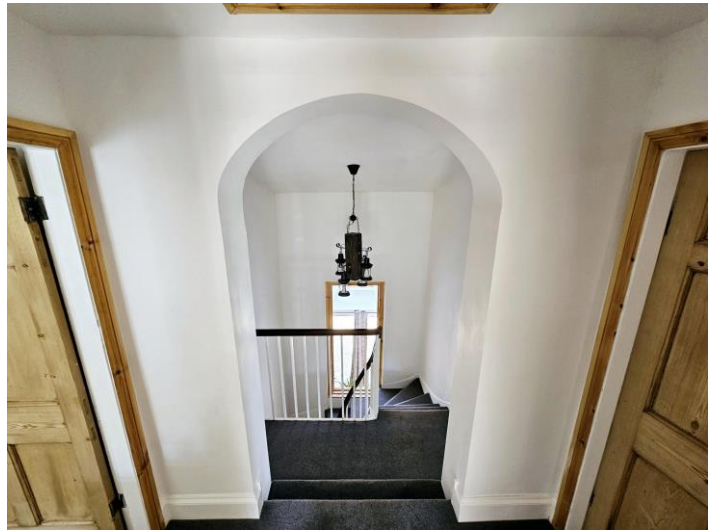
Viewings

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

Council Tax Information

Band D: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti







OPEN 7 DAYS A WEEK

Monday to Thursday	9am to 5.30pm (Tuesday opening 9.30am)
Friday	9am to 6.00pm
Saturday	9am to 3.00pm
Sunday	11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR
72.9 sq.m. (784 sq.ft.) approx.

1ST FLOOR
56.3 sq.m. (606 sq.ft.) approx.



TOTAL FLOOR AREA: 129.2 sq.m. (1391 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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