



Bank House, Roman Bank, Anderby

£350,000



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Willsons
— SINCE 1842 —

Bank House, Roman Bank, Anderby, Lincolnshire, PE24 5XJ

"AGENT'S COMMENTS"

The chance to bring back to life this period farmhouse occupying a plot-size of circa 1 acre located only a stone's throw from the beaches of Anderby Creek. Offering seven bedrooms, main reception room with great proportions, full-height reading seat bay window and farmhouse kitchen with separate scullery, pantry, study and sizeable dining room. Externally there are an extensive range of brick-built outbuildings and gardens to the front and side. The property is also available with the option to purchase a further 1.80 acres (STS) of grassland which sits to the front of the property. This wonderful historic farmhouse is a piece of local history however requires extensive renovation or the potential for re-development (subject to planning consent) and whilst having endured the passage of time, the property is showing signs of significant cracking through internal and external walls and uneven floor levels throughout. Brought to the market with no onward chain, the likes of this coastal smallholding is rarely available in this seaside location.

LOCATION

Anderby Creek and Anderby Village are small seaside villages with an expansive beach and seasonal amenities to include cafes and bars with adjoining nature reserves to the north and south. Chapel St Leonards, also a coastal village, is approx. 2.5 miles to the south has a doctor's surgery, shops and range of eateries. Skegness is approx. 11 miles to the south with supermarkets, banks, range of shops including national chains, train station and hospital. The market town of Alford being approx. 5 miles to the west also has shops, doctor's surgery and dentists. Primary schools are located at the neighbouring villages of Huttoft, Hogsthorpe and Chapel St Leonards with both comprehensive & grammar schools in Skegness and Alford.



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Front of Property
Enclosed walled gardens set to lawns with wide gravelled pathway and extended views over the paddock to the front of the property.

Central Entrance Hallway
21'7" x 7'10" average (6.6m x 2.4m average)
Wide wooden entrance door arch window over, parquet style wood block flooring and radiator.

Reception Room
16'8" x 20'11" excluding bay (5.1m x 6.4m excluding bay)
Central chimney breast wall, hearth and mantle with multi-fuel burner, large picture bay window with reading seat, deep skirting boards and high ceiling.

Dining Room
13'9" x 21'7" (4.2m x 6.6m)
Dual aspect room with aspects over the front of the property and paddock, with central fireplace with solid fuel fire, hearth and mantle, radiator, serving hatch to the kitchen and windows to the front and side with secondary aluminium glazing.

Scullery & WC
12'1" x 13'5" max (3.7m x 4.1m max)
With quarry tile flooring, wall mounted sink, wash basin and WC.

Kitchen
16'8" x 12'5" (5.1m x 3.8m)
With traditional Aga and partial quarry tile flooring.

Utility
13'5" x 5'6" (4.1m x 1.7m)
With wooden floor and window to the front of the property with secondary glazing.

Boiler Room
9'10" x 6'6" (3.0m x 2.0m)
With a range of fitted cupboards, shelving and Worcester oil central heating boiler.

Pantry
With integrated shelving and traditional vented larder cupboard, intruder alarm, quarry tile flooring and window to the side.

Larder Room / Study
With integrated shelving and chimney breast wall, quarry tile flooring and window to the rear.

Rear Entrance Hallway
13'5" x 3'3" (4.1m x 1.0m)
Quarry tile flooring and window to the side of the property.

Bedroom One
16'8" x 13'9" into bay (5.1m x 4.2m into bay)
Dual aspect room overlooking the paddock via feature bay window and with extended rural views over interrupted countryside, wide wooden floorboards, chimney breast wall with traditional open fire, hearth and mantle and additional window to the side.

Bedroom Two
13'5" x 19'4" (4.1m x 5.9m)
Currently with open roof trusses to the recently repaired roof, partially removed the central chimney breast wall, 'servants' staircase to the kitchen and window to the front of the property.

Bedroom Three
17'4" x 12'5" (5.3m x 3.8m)
Currently with open roof trusses, central chimney breast wall, two windows with aspects to the side of the property and immersion and water tanks.

Gallery Landing & Hallway
Split level galleried landing and central hallway.

Bathroom
17'0" x 7'6" (5.2m x 2.3m)
Partially fitted bathroom with bath, WC, wash basin, towel rail, radiator and electric shower and window overlooking the yard with partially obscured glazing.

Bedroom Four
16'0" x 10'2" (4.9m x 3.1m)
With window to the side.

Bedroom Five
14'1" x 11'1" (4.3m x 3.4m)
With chimney breast wall with traditional open fire and hearth, radiator and window to the front of the property.

Bedroom Six
16'0" x 10'2" (4.9m x 3.1m)
Dual aspect room with chimney breast wall with traditional open fire and alcove to the left-hand side with windows to the rear and side.

Bedroom Seven / Nursery
7'10" x 6'2" (2.4m x 1.9m)
With window to the front of the property.

Extensive Range of Brick Outbuildings
The property offers an extensive traditional range of brick-built outbuildings comprising over 2,300sqft of floor space. Measurements for these buildings can be found on the floor plan but should be seen to be appreciated.

1.80 Acres (STS) of Paddock - Separate Negotiation
The property is located with a grass paddock to the front aspects. The paddock can be accessed via a five-bar gate from the roadway or via the same to the side of the property. This grassland is available by separate negotiation. Please contact the agent for further details and guide price.

Restrictive Covenant
The sale of the property and land will introduce a restriction to the title which prohibits the property being used for the purpose of commercial gain from overnight accommodation in temporary structures such as tents, glamping pods, caravans and motorhomes etc. The permanent buildings of the property will be excluded from this clause, therefore could be converted to overnight accommodation (subject to planning) if required.

Full Planning Permission
Full planning permission has been granted by East Lindsey District Council for the "Extensions and alterations to existing dwelling to provide additional living accommodation."
The Planning Application Number is N/005/02073/23 and the permission was granted on 4th December 2023.
All relevant documents relating to the Planning Application can be viewed on East Lindsey District Council website (<https://www.e-lindsey.gov.uk/Planning>).

Tenure & Possession
The property is Freehold with vacant possession upon completion.

Services
We understand that mains water is connected to the property. Heating is via an oil-fired central heating system. The electricity supply is understand to be fed from the adjacent farmyard and purchasers should make their own enquiries regarding a sub-meter or connecting their own supply. Drainage is understood to be to a traditional private system which is assumed to be non-compliant with current regulation. A current drainage survey is not in-hand therefore purchasers should make their own enquiries to satisfy this status.

Local Authority
Council Tax Band 'E' payable to Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs, LN9 6PH. Tel: 01507 601 111.

Energy Performance Certificate
The property has an energy rating of 'E'. The full report is available from the agents or by visiting www.epcregister.com Reference Number: 9235-3066-1201-2736-5200

Viewing - Alford
Viewing is strictly by appointment with the Alford office at the address shown below.

Directions
From the main A52 between Mablethorpe and Skegness, turn onto Rectory Road towards the village of Anderby and commence through the village on to Sea Road heading towards Anderby Creek. At the junction with Roman Bank, turn right and the property can be found on the right 120m from the junction. What3words:///appraised.recipient.palace



Anderby, Skegness, PE24

Approximate Area = 3372 sq ft / 313.2 sq m (excludes stores)

Outbuildings = 2329 sq ft / 216.3 sq m

Total = 5701 sq ft / 529.5 sq m

For identification only - Not to scale



FLOORPLAN Not to scale – For identification purposes only

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.



Viewing Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

