



The Briars, Sea Road, Anderby

£235,000



4



2



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**Willsons**  
— SINCE 1842 —



The Briars, Sea Road  
Anderby, Skegness  
Lincolnshire, PE24 5XY

### "AGENT'S COMMENTS"

*A rare opportunity to purchase a traditionally built 4 bedroom detached cottage located in the sought after coastal village of Anderby. Situated in a generous sized plot of 0.67 acres or thereabouts extending to approximately 2.70 acres, the property also benefits from a range of outbuildings, but is In need of extensive restoration and modernisation or potential for re-development (Subject to planning consent) This property is being sold with the benefit of no onward chain.*



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SINCE 1842

124 West Street, Alford, Lincolnshire, LN13 9DR  
T.01507 621111 | E [alford@willsons-property.co.uk](mailto:alford@willsons-property.co.uk)  
<https://www.willsons-property.co.uk>



### Front of Property

With gate to the left of the property and open garden to the front.

### Entrance Hallway

13'6" x 6'1" (4.14 x 1.86)

### Kitchen

9'4" x 8'8" (2.85 x 2.66)

With wall and base units, one and a half bowl sink with mixer tap, plumbing for washing machine and dishwasher, built in single electric oven, built in electric hob with extractor hood over and wooden single glazed window.

### Living Room

25'1" x 11'11" (7.65 x 3.65)

Two exposed brick fireplaces.

### Sitting Room

13'8" x 6'1" (4.17 x 1.86)

### Bathroom

9'4" x 7'5" (2.85 x 2.28)

WC, bath, separate shower.

### Bedroom 1

13'9" x 12'1" (4.21 x 3.70)

Wash hand basin, storage cupboard.

### Bedroom 2

12'1" x 10'11" (3.70 x 3.35)

### Bedroom 3

11'5" x 6'4" (3.49 x 1.95)

Wash hand basin.

### Bedroom 4

10'11" x 6'4" (3.35 x 1.95)

Wash hand basin.

### Exterior

With gated driveway and gravelled parking for several vehicles to the side and rear.

### Brick Built Outbuilding & Lean to Extension

5'10" x 6'6" + 12'9" x 37'0" (1.8 x 2 + 3.9 x 11.3)

Traditional brick-built outbuilding with lean to at the rear

### Stables

53'5" x 12'7" (16.3 x 3.85)

Block built stables with tack room.

### Gardens

Generous size gardens with gated access to -

### Land

2.70 acres approx permanent pasture.

### Energy Performance Certificate

The property has an energy rating of G . The full report is available from the agents or by visiting [www.epcregister.com](http://www.epcregister.com) Reference Number: 0350-2716-7280-2727-5951

### Tenure & Possession

The property is Freehold with vacant possession upon completion.

### Services

We understand that mains water and electricity are connected to the property and drainage is to a private system. The property has the benefit of single glazed wooden windows.

### Local Authority:

Council Tax Band 'C' payable to Local Authority: East Lindsey District Council, Tedder Hall, Manby Park, Louth, Lincs, LN11 8UP. Tel: 01507 601111.

### Viewing

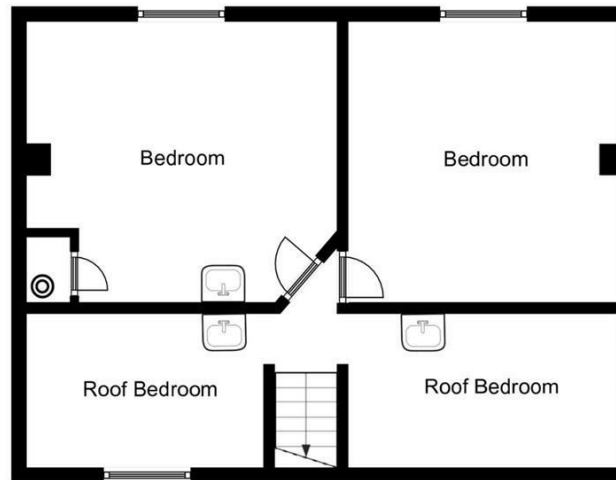
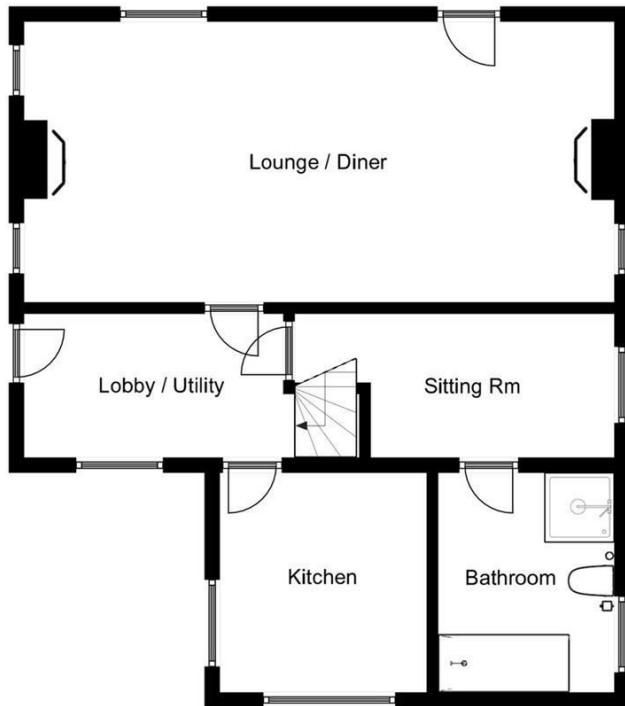
The external of the property and the land may be viewed at any reasonable time during daylight hours providing a set of particulars are to hand and you have made contact with our Alford Office to leave your contact details. When viewing, interested parties are responsible for their own safety and view at their own risk. For Health and Safety reasons internal viewings of this property are not permitted.

### 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. The property can be found on the left after 1.2 miles.  
What3Words///cocoons.incorrect.petulant



Bryers  
Sea Lane  
Anderby  
Skegness  
PE24 5XY



## 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.

