

Ragemar, Saleby, Alford

£250,000

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Willsons
SINCE 1842

Ragemar, Saleby, Alford, Lincolnshire, LN13 0HY

"AGENT'S COMMENTS"

If outside space is a priority, this property has it in abundance with the property requiring a good dose of TLC to bring it back to its former glory! Requiring a full scheme of renovation but with bundles of potential, this three bedroom bungalow with attached former swimming pool sits on circa 1.6 acres of land set to sizeable driveway, mature gardens and circa 1.3 acres of grazing land and orchard. Set in a rural village hamlet, the bungalow offers a dual aspect living room with log burner, kitchen with separate utility, two WC's and an integral double garage. Located just two miles from the traditional market town of Alford and five miles from the beautiful Lincolnshire coastline, the property is brought to the market with no onward chain.

LOCATION

Saleby is a rural hamlet on the outskirts of the larger town of Alford. Alford is a market town situated at the foot of the Lincolnshire Wolds, approximately 14 miles north-west of the seaside town of Skegness & 14 miles south of the market town of Louth. It has a wealth of amenities including doctor's surgery, dentists, a primary school & 2 secondary schools, one of which is a grammar school. There is a variety of shops both independent & national. Eateries include Pubs, Restaurants, Coffee shops & a variety of Takeaways. Alford has a thriving market with market days being on a Tuesday & Friday as well as periodic Craft Markets. There is a range of clubs & societies for various ages.

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Front of Property
Accessed via a pillared gateway onto wide tarmac driveway extending to the width of the property and leading to the double garage with further area of hard standing to the left to include heating oil storage tank and pedestrian access to the rear of the property. To the right, the driveway continues past the pool house to a wide area of orchard leading to the paddock which extends onwards to the rear of the property.

Entrance Porch
Accessed via sliding door into the tiled entrance porch with single glazed wooden internal door to the hallway.

Internal Hallway
'L' shaped internal hallway with radiator, central heating thermostat and carpeted flooring.

Living Room
With feature bow window with aspects over the generous driveway and sliding patio door onto the patio and rear garden, central feature stone effect fireplace with inset multi-fuel burner, two radiators and carpeted flooring.

Kitchen
14'1" x 11'9" (4.3m x 3.6m)
With a range of wall and base units, breakfast bar, double sink with draining board and mixer tap, space and plumbing for dishwasher, space and socket for electric cooker, radiator, partially tiled walls and window with aspects over the rear garden.

Utility Room
11'9" x 9'10" (3.6m x 3.0m)
With stainless steel sink and draining board, space and plumbing for washing machine, fitted cupboard, radiator, Grant oil fired central heating boiler (deemed likely defunct), wall mounted heating controls, partially tiled walls, wooden internal door to the integral double garage and further window and external door to the rear garden.

WC
With low level WC and window to the side.

Bedroom One
11'5" x 11'1" (3.5m x 3.4m)
With radiator, carpeted flooring and window to the front of the property.

Bathroom
9'10" x 8'2" (3m x 2.5m)
Vintage four piece dusky pink bathroom suite comprising panelled bath with shower over, low level WC, bidet and wash basin vanity unit, shaver socket, radiator, tiled walls, vinyl flooring and window to the rear and wide airing cupboard housing the hot water cylinder and immersion heater with additional storage.

Bedroom Two
11'1" x 9'10" (3.4m x 3.0m)
With radiator, carpeted flooring and window to the front of the property.

Bedroom Three
11'9" x 8'6" (3.6m x 2.6m)
With radiator, carpeted flooring and window with views over the rear garden.

Integral Double Garage
20'4" x 20'0" (6.2m x 6.1m)
With up-and-over garage door, power and light, loft access with ladder and light and window to the side.

Former Indoor Swimming Pool
Attached to the property is a former indoor swimming pool with pool area measuring 9.78m x 4.91m under a corrugated roof with single glazed windows, double doors to the rear garden, external wooden door to front driveway and pump room (3.50m x 2.15m) to rear with window and door to garden.

Gardens
Landscaped gardens set to lawn with raised borders, mature trees, shrubs and plants with boundaries of hedging, mature trees and partial fencing. The garden leads directly onto the grass paddock beyond.

Grass Paddock
Set to grassland and a small area of orchard to the side of the property and extending to circa 1.3 acres with boundaries of hedging. The paddock has a public footpath running from the south-western to the north eastern boundary across the corner of the paddock. The total property, gardens and grassland occupying a plot size of 1.67 acres (STS).

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

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: 9798-3968-3209-8516-3200

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.

Services
We understand that mains electricity, and water are connected to the property. Heating is via an oil-fired central heating system the boiler of which is likely deemed defunct. 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.

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

Directions
From the main A16 between Louth and Boston, at Ulceby Cross take the A1104 towards the town of Alford. Continue through the town taking the A1104 towards Mablethorpe. After 1.3 miles, turn right into Rose Lane toward the small village of Saleby, following the road road to the left whereby the property can be found on the right immediately after.
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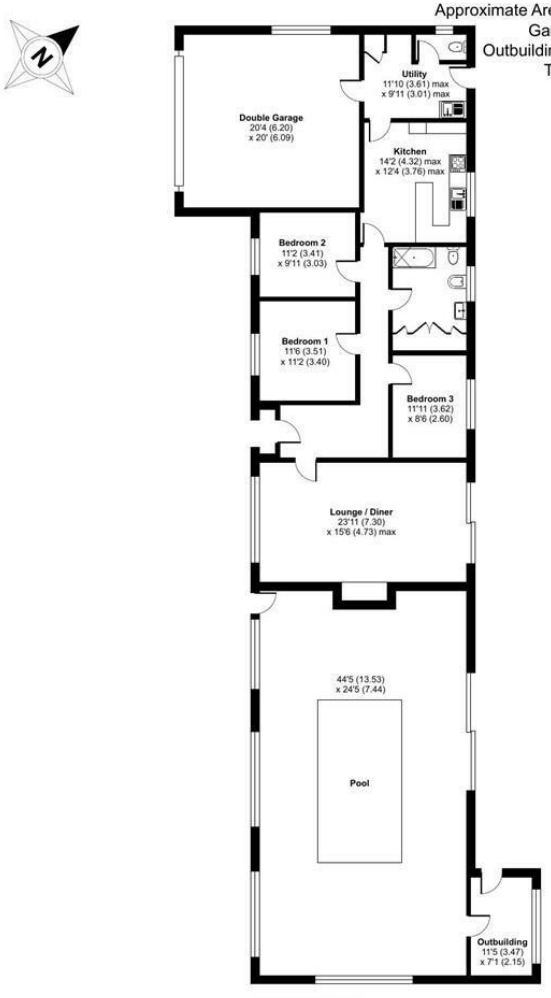






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Approximate Area = 1279 sq ft / 118.8 sq m
Garage = 408 sq ft / 37.9 sq m
Outbuilding = 1134 sq ft / 105.3 sq m
Total = 2821 sq ft / 262 sq m
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Willsons. REF: 1542979

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.