



The Old Barns South Sea Lane Humberston, North East Lincolnshire DN36 4AL

This is the fifth property on this exclusive development to be released, this ONE BEDROOM BARN CONVERSION has been sympathetically re built to complement the original building and includes Bespoke quality fittings throughout. The stunning accommodation comprising a full width living dining kitchen including a fabulous media centre and a handmade luxury kitchen , cloakroom, one double bedroom with en suite shower room. Gas central heating. Accoya timber double glazed windows. Enclosed garden with large patio area. Undercover parking. EARLY VIEWING IS A MUST OFFERED FOR SALE WITH NO FORWARD CHAIN.

Chain Free £200,000

- STUNNING BARN CONVERSION
- IDYLIC SETTING
- LUXURIOUSLY FINISHED THROUGHOUT
- HIGH SPECIFICATION INCLUDING BESPOKE KITCHEN, WARDROBES ETC
- LIVING DINING KITCHEN
- ONE DOUBLE BEDROOMS
- EN SUITE SHOWER ROOM
- CLOAKROOM
- GARDEN WITH PATIO
- UNDER COVER PARKING SPACE



ACCOMMODATION

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MEASUREMENTS

All measurements are approximate.

GROUND FLOOR

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DESCRIPTION

This is a small and exclusive development of reconstructed and original barns which were originally built around 1700, Located on the south side of South Sea Lane with views towards open countryside and the village church. No 5 is the fifth property to come to the market and too fully appreciate the quality of this property and internal inspection is strongly recommended. The development is accessed via two oak pillars topped with owls and electric gates leading onto the private road which in turn has access to all the other remaining properties and the parking areas.

LIVING DINING KITCHEN

20'8" x 15'4" (6.31 x 4.69)

CLOAKROOM

6'2" x 2'10" (1.90 x 0.87)

BEDROOM ONE

15'4" x 11'5" (4.68 x 3.50)

EN SUITE SHOWER ROOM

6'4" x 5'10" (1.94 x 1.80)

OUTSIDE

THE GARDEN

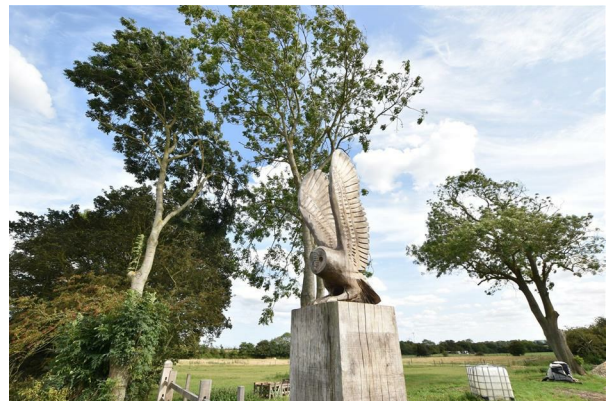
The property has a front garden, fenced agricultural style metal fencing and is laid to lawn with a paved patio.

THE REAR COURTYARD DEVELOPMENT



OAK ENTRANCE PILLARS

The parking facilities is accessed via the entrance which is flanked by two carved oak pillars situated on South Sea Lane and is located to the left of the property.



CAR PARKING

The under cover parking space.



UNDER COVER PARKING



TENURE - FREEHOLD

We are informed by the seller that the tenure of this property is Freehold. Although there will be a new management company formed by the name of South Sea Cottages Limited which will be responsible for the common areas, electric charges for the pump tank which connect to the main sewer, lamp posts, running of the company etc. Confirmation / verification has been requested. Please consult us for further details.

COUNCIL TAX BAND

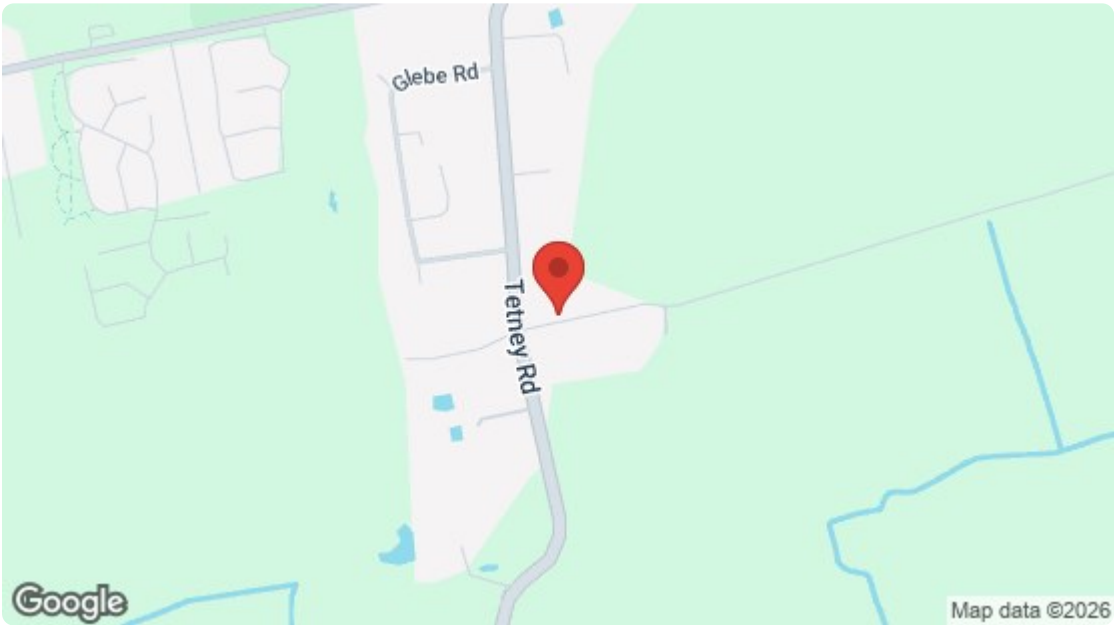
Council tax band has not been allocated at this moment in time.

VIEWING ARRANGEMENTS

Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firms employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.