

NEWTON FALLOWELL

Oak Lodge, The Green, Chalkpit Lane, Candlesby - PE23 5SE

£695,000

Oak Lodge

The Green, Chalkpit Lane, Candlesby, Spilsby

Occupying a truly idyllic village setting with far-reaching open countryside views, this exceptional home, constructed in 1997, offers a rare opportunity to acquire a distinctive family home of immense character and charm. **The asking price includes the adjoining field, however, the vendor is willing to negotiate a sale of the house without the field if preferred, offering purchasers greater flexibility to suit their individual requirements.**
Extending to over 2,700 square feet of beautifully presented accommodation, the property seamlessly combines traditional craftsmanship with generous, light-filled living spaces. The welcoming reception hall leads to a cloakroom, study and an impressive lounge centred around a striking inglenook fireplace, creating a wonderfully warm and inviting heart to the home. A delightful garden room enjoys views over the gardens, while the spacious open-plan dining kitchen provides the perfect setting for both everyday family life and entertaining. A practical utility room completes the ground floor.

The first floor offers an impressive principal bedroom with en-suite shower room, together with three further well-proportioned bedrooms and a family bathroom.

Set within grounds of approximately 0.31 acre (subject to survey), the property is approached via a driveway providing ample off-road parking and leading to a detached double garage, complete with a versatile room above, ideal as a home office, studio or hobbies room (subject to any necessary consents). The beautifully established gardens wrap around the property and feature paved terraces, providing the perfect space for outdoor dining, entertaining and enjoying the peaceful surroundings.

The adjoining grassed field extends to approximately 2.72 acres (subject to survey) and presents excellent potential for equestrian use, a smallholding, recreational space or simply the enjoyment of owning a substantial parcel of land in a picturesque rural setting.

A truly individual home in an enviable location, offering an exceptional combination of character, space, privacy and breathtaking countryside views.

Council Tax band: E - Tenure: Freehold - EPC Rating C









CANDLESBY

Candlesby is a charming and highly regarded Lincolnshire village nestled on the edge of the beautiful Lincolnshire Wolds, an Area of Outstanding Natural Beauty. Surrounded by rolling countryside, the village offers a peaceful rural lifestyle while remaining conveniently located for access to the market towns of Spilsby and Alford, both of which provide an excellent range of everyday amenities, independent shops, cafés and schools. The stunning Lincolnshire coast, including the popular seaside resort of Skegness and the unspoilt beaches at Anderby Creek and Chapel St Leonards, are also within easy reach, making the area ideal for those who enjoy both countryside and coastal living. With an abundance of scenic walks, cycling routes and wildlife on the doorstep, Candlesby is a wonderful location for those seeking a quieter pace of life without feeling isolated.

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ACCOMMODATION
Part glazed front entrance door with windows to both sides through to the:

ENTRANCE HALL
Having inset ceiling spotlights, radiator, feature beams, wood effect flooring and staircase rising to first floor.

CLOAKROOM
Having window to side elevation, radiator, half tiled walls, close coupled WC and hand basin.

STUDY
13' 1" x 8' 11" (3.99m x 2.73m)
Having windows to front & side elevations, inset ceiling spotlights, radiator and range of fitted furniture.

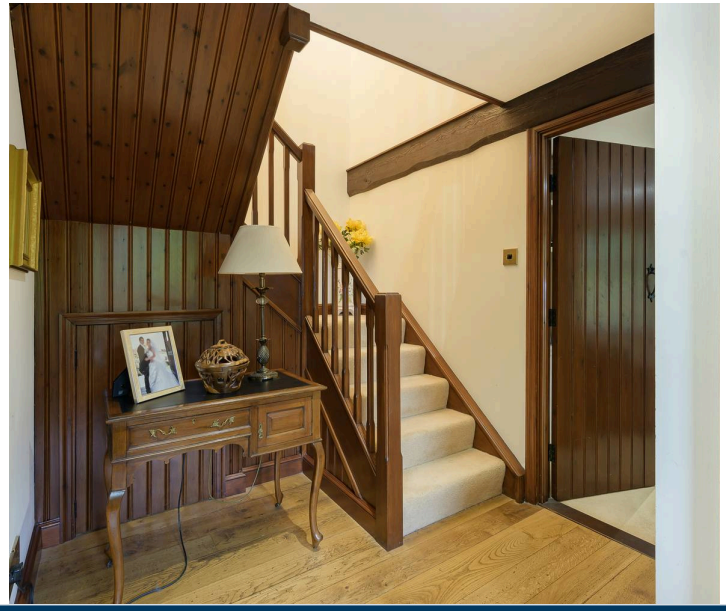
LOUNGE
22' 7" x 13' 10" (6.88m x 4.21m)
Having bay window to front elevation, windows to both side elevations, two radiators, feature beams and brick-built inglenook fireplace with quarry tiled hearth and inset multi-fuel burner. Opening to the dining kitchen and double doors to the:

GARDEN ROOM
13' 1" x 12' 0" (3.99m x 3.65m)
Having windows to front, side & rear elevations, part glazed double doors to garden, two radiators and tiled floor.

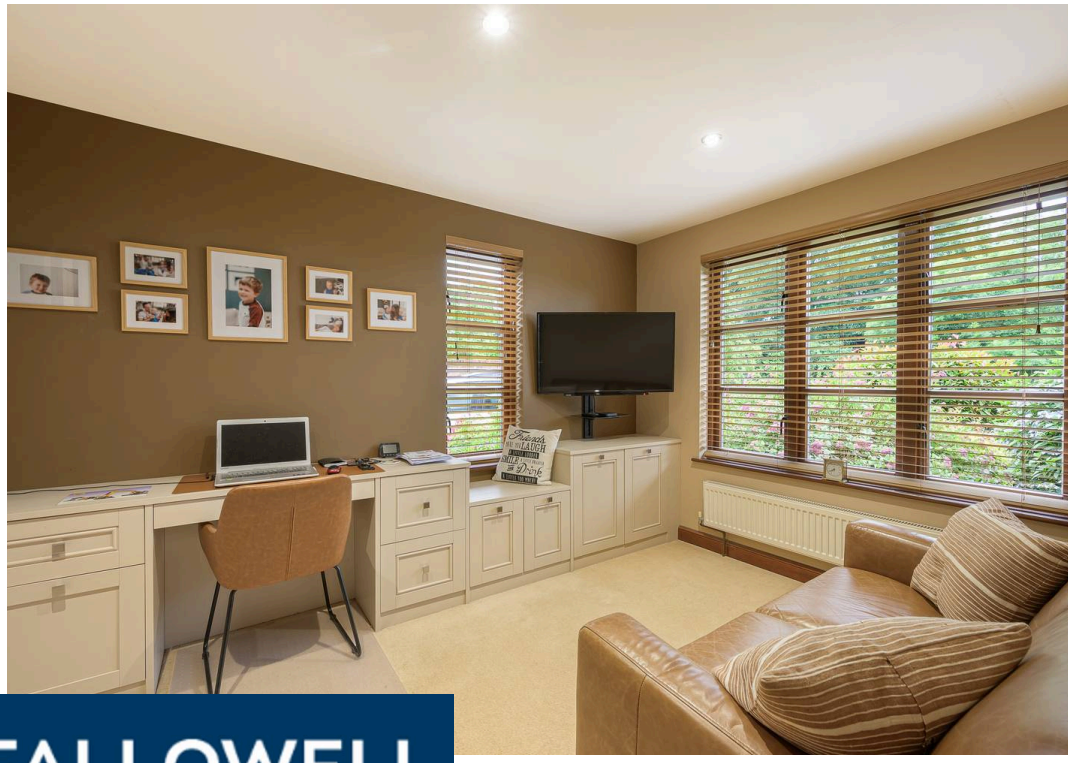
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DINING KITCHEN
40' 11" x 19' 0" (12.47m x 5.80m)
(max) Forming two areas comprising:

DINING AREA
Having window to side elevation, french doors with windows to both sides to rear elevation, radiator, feature beams, wood flooring and brick-built fireplace with inset living flame style gas fire. Opening to the:

FITTED KITCHEN AREA
Having windows to rear elevation, inset ceiling spotlights, radiator, feature beams and continuation of wood flooring. Fitted with an extensive range of base & wall units with granite work surfaces & upstands comprising: belfast style sink with mixer tap inset to work surface, cupboards, drawers & integrated dishwasher under. Range of tall units incorporating two integrated electric ovens, integrated fridge & freezer. Further work surface with cupboards under, glazed display units & drawers under. Island unit with inset electric hob, cupboards & drawers under, breakfast bar to one side and ceiling mounted extractor over.

UTILITY
12' 10" x 6' 10" (3.90m x 2.08m)
Having window to side elevation, part glazed door to rear elevation, inset ceiling spotlights, radiator and tiled floor. Work surface with inset ceramic sink & drainer, cupboards, space & plumbing for automatic washing machine & tumble dryer under, cupboards over.

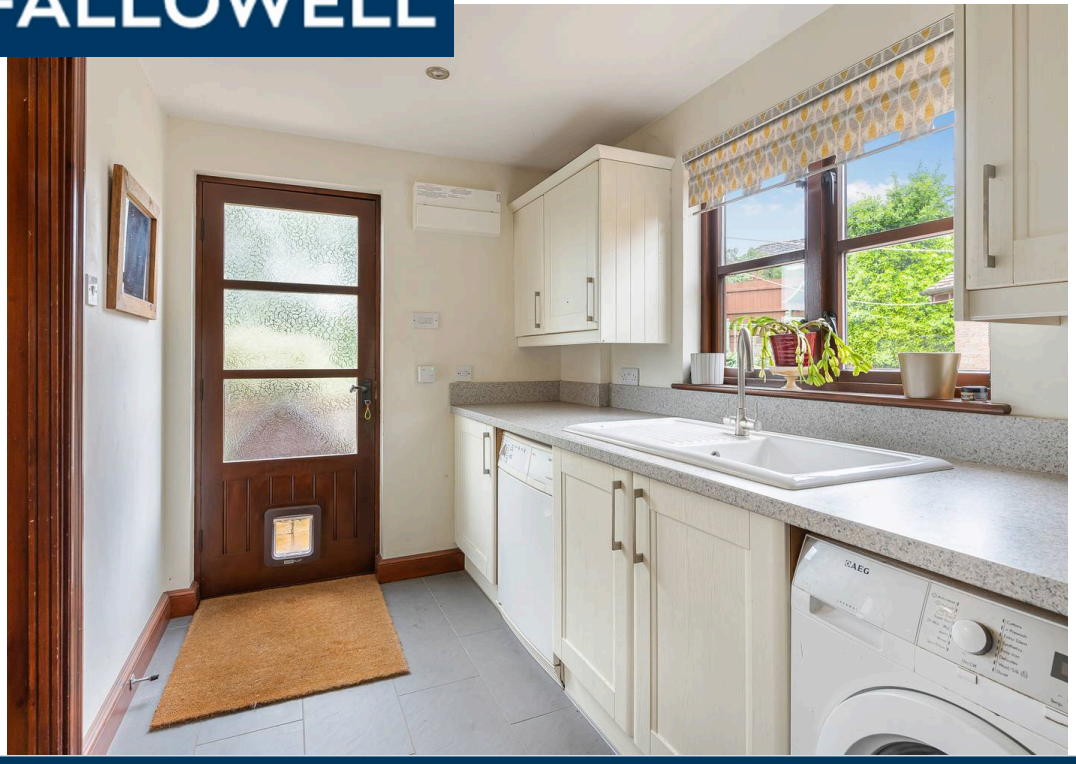
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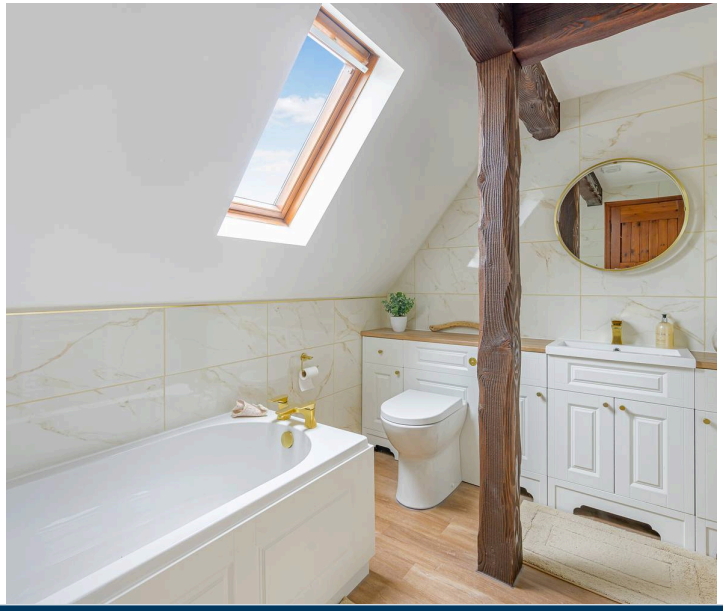
FIRST FLOOR LANDING
Having dormer style window to front elevation, inset ceiling spotlights, radiator, feature beams, access to roof space, built-in cupboard and built-in airing cupboard housing hot water cylinder.

MASTER BEDROOM
14' 11" x 13' 11" (4.55m x 4.23m)
Having window to front elevation, dormer style window to side elevation, radiator, feature beams and built-in wardrobes to one wall.

EN-SUITE
9' 9" x 7' 2" (2.98m x 2.18m)
Having roof window, heated towel rail, feature beams, wood flooring, shower enclosure with mixer shower fitting, panelled bath, hand basin inset to vanity unit with cupboards & drawers under and WC with concealed cistern.







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BEDROOM TWO
15' 0" x 11' 10" (4.56m x 3.60m)
Having dormer style windows to side & rear elevations, radiator, feature beam and built-in wardrobes.

BEDROOM THREE
11' 5" x 10' 6" (3.47m x 3.21m)
Having dormer style window to rear elevation, radiator, feature beam, built-in wardrobe and built-in cupboard.

BEDROOM FOUR
11' 10" x 10' 7" (3.60m x 3.23m)
Having dormer style window to rear elevation, radiator, feature beam and built-in cupboard.

BATHROOM
8' 6" x 7' 1" (2.58m x 2.15m)
Having dormer style window to front elevation, heated towel rail, feature beam, tiled walls, tiled floor and shaver point. Fitted with a suite comprising: panelled bath, close coupled WC and hand basin inset to unit with cupboard under and illuminated mirror over.

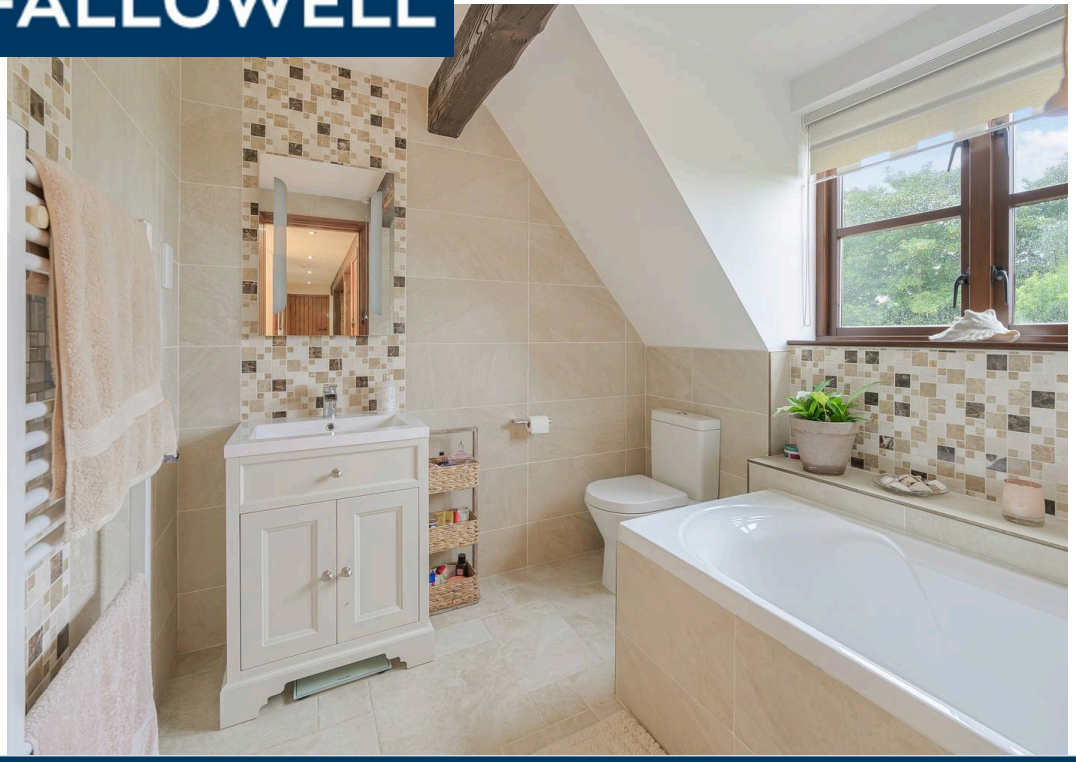
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EXTERIOR
The property is approached by a shared driveway which leads to gated access to a large gravelled driveway providing ample off-road parking leading to the:

DETACHED DOUBLE GARAGE
23' 9" x 22' 9" (7.24m x 6.93m)
Of brick & tile construction with two up-and-over doors, door & window to side, light, power and access to:

ROOM ABOVE GARAGE
23' 4" x 11' 8" (7.11m x 3.56m)
Having window to front elevation.

GARDENS
To the front of the property there is a shaped lawn with established well stocked borders. To the rear of the property there is an extensive paved patio with steps up to a further shaped lawn with mature borders. Gated access leads to a field beyond which is laid to grass with a small wooded area to the rear and separate access from the main road.

THE PLOT
The property stands on a plot of approximately 0.31 acres, subject to survey with an adjoining field of approximately 2.72 acres, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

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SERVICES

The property has mains gas, electricity and water connected. Drainage is to a septic tank. Heating is via a gas fired boiler serving radiators and the property is double glazed. The current council tax is band E.

LIFETIME LEGAL

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £72 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

AGENT'S NOTES

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

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Total area: approx. 252.2 sq. metres (2715.2 sq. feet)

Newton Fallowell Estate Agents

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