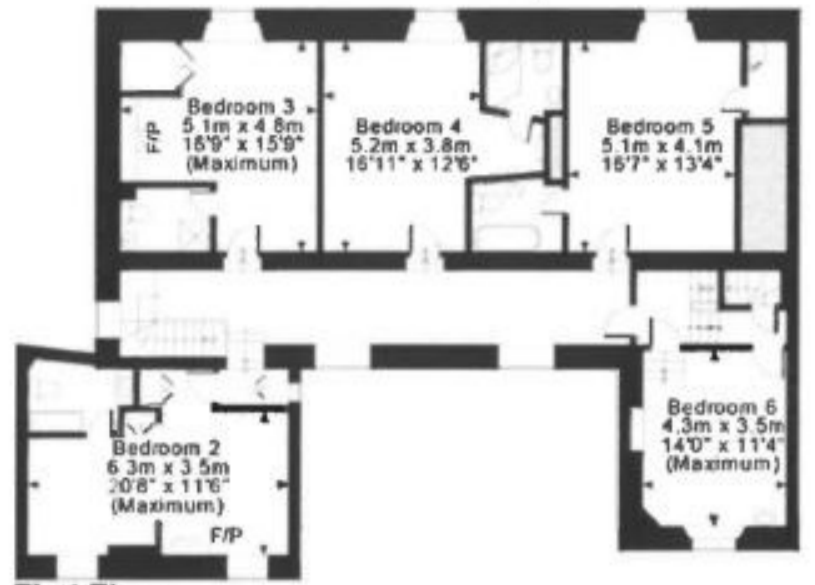
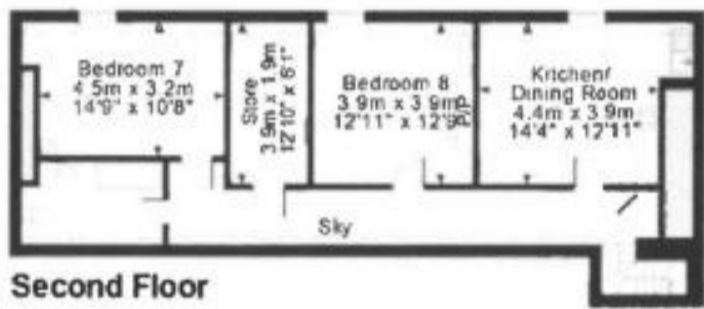


Ground Floor



First Floor



Second Floor



ABBAYHOUSE, 10 WEST END ROAD
 MAXEY PE6 9EJ

£875,000

FREEHOLD



Briggs Residential
 17 Market Place
 Market Deeping
 PE6 8EA

01778
 349300

Abbey House is a substantial former rectory believed to date back to the 1100's which has a separate detached Coach House within the grounds all of which occupying a large private plot within one of the area's most sought after villages. In need of renovation and updating, Abbey House has the potential to be a fantastic family home and there is also commercial opportunity with most of the eleven bedrooms having en suites - the property has actually, in the past, been used as a Bed & Breakfast. This Grade II Listed property is set behind a picket fence and is approached via a circular gravelled driveway with various mature trees and a southerly rear garden. Viewing is highly advised to appreciate the potential of this impressive home which gives the appearance of a substantial Georgian property with a wealth of history and character and parts dating back more than 1200 years.

Entrance door opening to

RECEPTION HALL

OFFICE 12'4 x 10'4 (3.76m x 3.15m)
With windows to front and side aspects.

LIVING ROOM 15'5 x 14'8 (4.70m x 4.47m)
Window to rear aspect.

DINING ROOM 19'1 x 15'5 (5.82m x 4.70m)
With French doors opening onto the rear garden.

SITTING ROOM 15'6 x 14'4 (4.72m x 4.37m)
With French doors opening onto the rear garden.

KITCHEN 15'9 x 8'6 (4.80m x 2.59m)
With windows to front and side aspects.

UTILITY ROOM 15'10 x 5'11 (4.82m x 1.80m)
With windows to front aspect.

CONSERVATORY 23'7 x 11'11 (7.19m x 3.63m)
With French doors to front aspect and door to side.

BEDROOM ONE 22'3 x 15'9 (6.78m x 4.80m)
With French doors opening onto the rear garden.

EN SUITE
With window to rear aspect.

FIRST FLOOR

BEDROOM TWO 20'8 max x 11'6 (6.30m x 3.51m)
With two windows to front aspect.

EN SUITE

BEDROOM THREE 16'9 x 15'9 (5.11m x 4.80m)
With window to rear aspect.

EN SUITE

BEDROOM FOUR
With window to rear aspect.

EN SUITE

BEDROOM FIVE 16'7 x 13'4 (5.05m x 4.06m)
With window to rear aspect.

EN SUITE

BEDROOM SIX 14' x 11'4 (4.27m x 3.45m)
With window to front aspect.

SECOND FLOOR

BEDROOM SEVEN 14'9 x 10'8 (4.50m x 3.25m)
With window to rear aspect.

STORE ROOM 12'10 x 6'1 (3.91m x 1.85m)

BEDROOM EIGHT 12'11 x 12'9 (3.94m x 3.89m)
With window to rear aspect.

KITCHEN DINING ROOM
14'4 x 12'11 (4.37m x 3.94m)
With window to rear aspect.

DETACHED COACH HOUSE

GROUND FLOOR

ENTRANCE HALL

LOUNGE 17'11 x 17'10 (5.46m x 5.43m)
With window to front aspect, door to rear aspect.

KITCHEN 10'8 x 6'1 (3.25m x 1.85m)
With window to rear aspect.

UTILITY ROOM

DINING ROOM 10'9 x 9'5 (3.27m x 2.87m)
With window to front aspect.

BEDROOM THREE 11'3 x 10' (3.43m x 3.04m)
With window to rear aspect.

EN SUITE
Window to rear aspect.

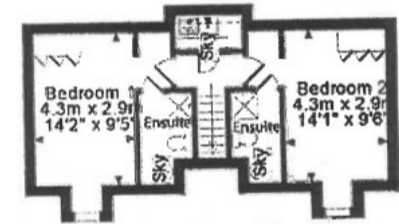
FIRST FLOOR

BEDROOM ONE 14'2 x 9'5 (4.32m x 2.87m)
With window to front aspect.

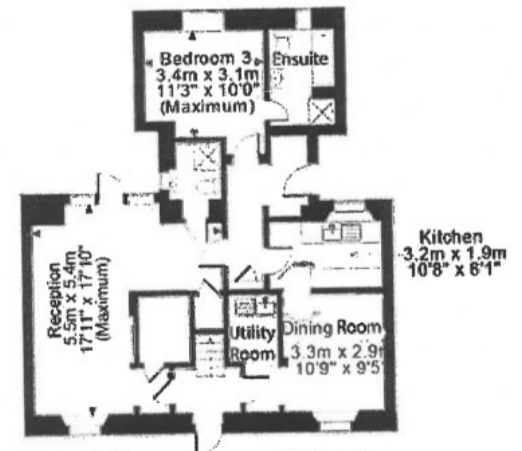
EN SUITE

BEDROOM TWO 14'1 x 9'6 (4.30m x 2.85m)
With window to front aspect.

EN SUITE



Coach House First Floor



Coach House Ground Floor

OUTSIDE

Approached via a circular driveway with central mature tree, the gardens, although presently overgrown provide complete privacy and were laid to lawns with large patio area, paving, mature trees and fruit tree.

These particulars do not constitute part or all of an offer or contract. The measurements and details are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. Briggs Residential have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyers interest to check the working condition of appliances. Briggs Residential have not sought to verify the legal title or structure of the property and suggest buyers obtain such verification from their solicitors.