



Vale Cottage, Nettleton LN7 6NP

M A S O N S

EST. 1850

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Vale Cottage, Church Street, Nettleton, LN7 6NP

Positioned just a few yards from the village Church, this end-terraced cottage has bright accommodation with a central heating system by multifuel stove, a modern breakfast-kitchen and two bedrooms together with a first-floor bathroom. To the rear, there is an impressive outbuilding which has been transformed into a compact and contemporary home-office or studio with its own WC and mini kitchen area.

The Property

This end-terraced cottage is estimated to date back to the late 1800's with a more recently constructed, unusual side wing providing a second bedroom over a covered, paved area beneath, through which there is shared pedestrian access to the rear of the terrace. The cottage has brick-faced principal walls with double-glazed windows, under pitched timber roof structures covered in clay pan tiles. Central heating radiators are heated by a multi-fuel stove with back boiler.

Directions

From the Market Square in Caistor, turn down Plough Hill by the bollards and follow the road which continues along Horse Market. After the sharp right bend and small rise, you will be on Nettleton Road. Follow the road to the T junction and turn right along the A46. Follow the road and on arriving in Nettleton take the left turn along Church Lane. After a short distance, Vale Cottage will be found on the right side.



Accommodation

(Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale)

Ground Floor

The main entrance is at the rear of the property and approached over a shared pathway at the side, leading underneath the attached first floor wing of the cottage and through a wrought iron gate to the rear door. This is a uPVC framed and part double-glazed opening into the:

Breakfast Kitchen

Having part ceramic-tiled walls in a modern, high-gloss finish with inset decorative tiles and borders, all contrasting the light oak-effect range of base and wall cupboard units, drawer unit and roll-edge work surfaces.

Single drainer stainless steel sink unit, built-in stainless steel finish electric oven and four plate hob with cooker hood above. The work surfaces extend to form a dining bar on tubular supports and there is an under-counter recess with plumbing beneath the sink adjacent for a dishwasher/washing machine. Further recess opposite for an under-counter refrigerator.

A hardwood four-panel door opens into a useful understairs store cupboard. Tile-effect floor





covering, double radiator and four spotlights to ceiling fitting. uPVC double-glazed window with deep ceramic-tiled sill and louvre blinds to the rear elevation. Five-panel moulded door finished in hardwood, to the:

Sitting Room

A light and airy room with a tiled fireplace recess and hearth having an inset, cast-iron stove with central heating back boiler. Coved ceiling, two wall uplighters, radiator and uPVC double-glazed window with vertical louvre blinds to the front and side elevations. Smoke alarm and further five-panel door finished in hardwood, onto the staircase with handrail leading up to the:

First Floor Landing

Bright and airy with a double-glazed rear window presenting views across the shared garden area to the rear, onto the hills beyond. Side screen to the stairwell, radiator, wall mirror, coved ceiling and smoke alarm. Five-panel door finished in hardwood with step up to:



Bedroom 1 (front)

An attractive bedroom with a uPVC double-glazed window to the front and side elevations, each fitted



with vertical louvre blinds and providing an attractive outlook across the village surroundings. Built-in airing cupboard containing the foam-lagged hot water cylinder with immersion heater. Built-in range of bedroom furniture comprising single and double wardrobes together with a shelved cupboard around the chimney breast. Double doors to a base cupboard with shelving. Recessed ceiling downlighters, double radiator and trap access to the main roof void.

Bedroom 2 (side)

A smaller double or good size single bedroom with a timber-framed, double-glazed window to the front elevation and the side elevations. Two radiators, two ceiling spotlight downlighters, coved ceiling and trap access to the wing roof void. Moulded four-panel door from the landing.

Bathroom

A bright and good size bathroom with a white suite comprising low-level WC, shaped pedestal wash hand basin with ceramic-tiled splashback and a panelled bath with a ceramic-tiled surround, shower fittings to an ornate Victorian-style mixer tap, finished in gold and a separate colonial shower mixer unit with drench head above; folding ornate glazed side screen. uPVC-framed, double-glazed window with vertical louvre blinds. Coved ceiling, extractor fan and radiator. Electric heated towel rail. Five-panel door finished in hardwood, from the landing.





Outside

The property has a paved patio which forms a sun trap during the late morning and afternoon with box hedge to one side, stone wall to the rear and climbing plants. Two of the stores beyond the grassed area belong to the property for storing fuel and garden implements. There is a shrubbery border and pathway leading from the cottage to the:

Studio/Home Office Outbuilding

Superbly improved to provide compact but bright and well-appointed internal space with uPVC-framed, double-glazed window and part-glazed door, light oak-effect base unit with work surface above having an inset single drainer sink unit and tap, splashback surround and wall light over. Two further wall lights, coat hooks to a wall plaque, electric wall heater with digital read out and double-glazed skylight above. Metal cased electricity consumer unit. Pine-effect laminated floor covering and white four-panel moulded door to:



Toilet

containing a white dual-flush, low-level WC set into a tiled surround with light over and an Xpelair extractor fan.

Viewing:

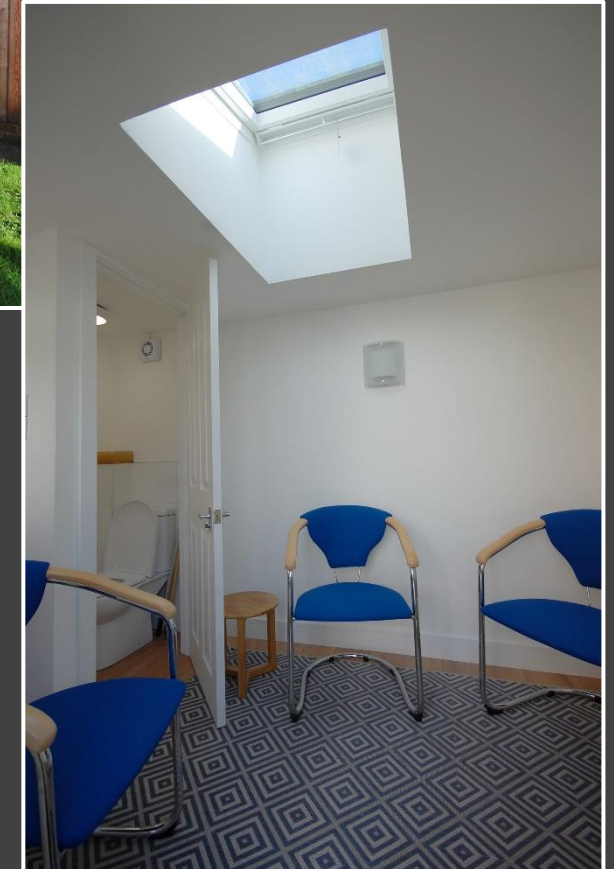
Strictly by prior appointment through the selling agent.

General Information

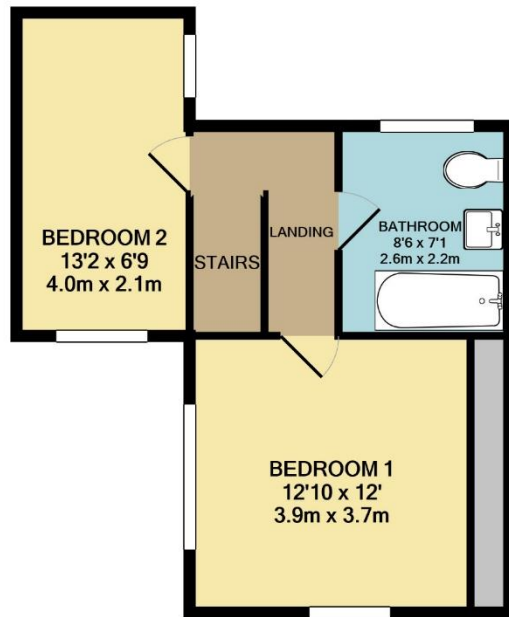
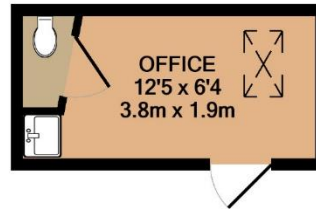
The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage. We are advised that the property is connected to mains water, electricity and drainage but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band A.

Location

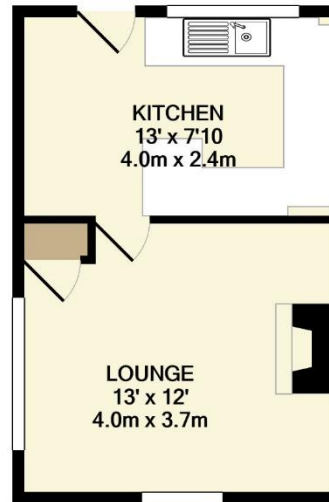
Nettleton is a picturesque village in an area of outstanding natural beauty and situated less than 1-mile (1.6 km) south-west of Caistor market town. There is a primary school, and a Methodist Church. The village public house is the Salutation Inn. Nearby is the Woodland Trust's Nettleton Wood. The property falls in the catchment area of the highly regarded Caistor Grammar School.



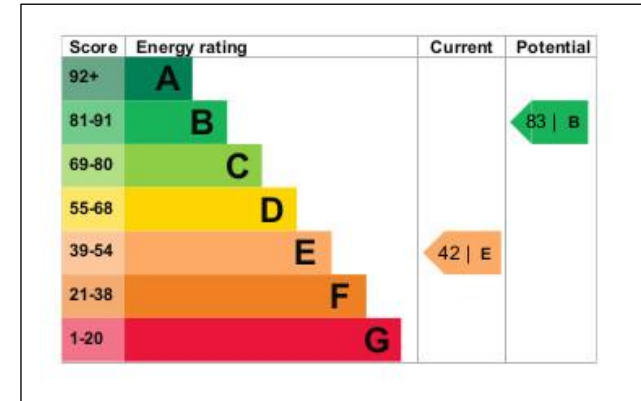
**Floor Plans
and EPC Graph**
NB A PDF copy of the full EPC
can be emailed on request



1ST FLOOR
APPROX. FLOOR
AREA 352 SQ.FT.
(32.7 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 337 SQ.FT.
(31.3 SQ.M.)



The Village Church of St. John The Baptist



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