



HILLCROFT & THE OLD SMITHY, THORGANBY  
£500,000

BROWN & CO



# HILLCROFT & THE OLD SMITHY

SWALLOW ROAD, THORGANBY  
DN37 0SU

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## DESCRIPTION

A rare opportunity to acquire two properties in this small hamlet in the beautiful Lincolnshire Wolds. Hillcroft is a four bedroom detached family home with a good sized garden and provides the opportunity for further enhancement, subject to planning consent and personal taste. In addition, there is The Old Smithy which is a detached cottage currently let on an Assured Shorthold Tenancy but would make an ideal annexe for an elderly relative or home working environment.

## LOCATION

Thorganby is a small hamlet and surrounded by open countryside. Market Rasen is approximately 10 miles away providing good local amenities and schooling. Caister Grammarschool is also within comfortable distance, as is the M180 and Humberside Airport.

## DIRECTIONS

Head East from Brigg on the A18 and turn right onto the B1203 sign posted Thorganby. Using Google maps and the post code, as you join Swallow Road and the road bears around to the right, these properties are just on the right hand side.

## ACCOMMODATION

### HILLCROFT

Arched glazed double doors into

**ENTRANCE PORCH** with quarry tiled flooring and half glazed door to

**ENTRANCE HALL** with Karndean flooring, dog legged turning staircase to first floor landing, front aspect double glazed window, under stairs storage cupboard with shelving.



**LOUNGE 18'10" x 11'9" (5.78m x 3.63m)** dual aspect with two double glazed windows to front and rear, double glazed French doors into the garden, polished wood fire surround with open fireplace and tiled hearth, moulded skirtings, coving, TV aerial lead. Wall light points.

**DINING ROOM 14'3" x 10'10" (4.36m x 3.34m)** two rear aspect double glazed windows. Feature brick open fireplace with quarry tiled hearth, wooden mantle and display shelving. Moulded skirtings, telephone point and coving.

**BREAKFAST KITCHEN 14'0" x 9'3" (4.27m x 2.82m)** maximum dimensions, two front aspect double glazed windows with views to the garden, fields and woodland to the front. Half glazed door to rear porch. A range of cream coloured base cupboard and drawer units, 1 1/4 stainless steel sink drainer unit with mixer tap, working surfaces, four ring halogen hob with stainless steel splashback, glass and stainless steel extractor canopy above. Part tiled walls, space and plumbing for washing machine, space for upright fridge freezer, built in Neff electric oven and grill with cupboards above and below. High moulded skirtings, dado rail, spotlighting, TV aerial lead.

**REAR LOBBY** door to front driveway.

**CLOAKROOM** side aspect obscure double glazed window, white low level wc, dado rail, tiled flooring.

**UTILITY ROOM 12'4" x 6'9" (3.77m x 2.10m)** rear aspect double glazed window. Range of cream coloured base cupboard and drawer units, working surfaces, circular stainless steel sink drainer unit with mixer tap, space and plumbing for washing machine, floor standing Worcester oil fired central heating boiler, part tiled walls, ceramic tiled flooring, access to small roof void, chrome towel rail radiator and door to garage.

## FIRST FLOOR

**LANDING** side aspect double glazed window, telephone point.

**BEDROOM ONE 14'3" x 9'6" (4.37m x 2.91m)** measured to front of built in shelved cupboard and cupboard above. Two rear aspect double glazed windows with views to the garden and farmland beyond,

**BEDROOM TWO 11'0" x 10'2" (3.37m x 3.10m)** rear aspect double glazed window with views to garden and fields beyond. Built in double wardrobe with hanging and shelving space and cupboard above.





**BEDROOM THREE 11'2" x 9'3" (3.41m x 2.82m)**  
maximum dimensions, front aspect double glazed window with views to front garden, fields and woodland to the front. Access to roof void.

**BEDROOM FOUR 8'8" x 6'4" (2.67m x 1.96m)**  
front aspect double glazed window with views to front garden, fields and woodland to the front. Built in shelved over stairs storage cupboard.

**BATHROOM 8'5" x 6'5" (2.60m x 1.98m)** front aspect double glazed window with views to front garden. Four piece coloured suite with tile enclosed bath with handgrips, pedestal hand basin, enclosed shower cubicle with aqua boarding and mains fed shower with raindrop showerhead and handheld attachment. Low level wc, part tiled walls, dado rail.

## OUTSIDE

The front garden is hedged, fenced and walled to all sides with a good area of lawn with established shrub, flower beds and borders. Double wrought iron gates leading to the pebbled driveway and additional pedestrian wrought iron gate. The driveway provides parking for 3-4 vehicles with access to the rear garden from either side of the property. The driveway leads to an **ATTACHED SINGLE GARAGE 19'7" x 12'0" (6.01m x 3.66m)** with electric roller door, double glazed windows to side and rear, half glazed UPVC door to the garden. Access to roof void. Power and lighting.

The rear garden is a great feature of the property and is of a very good size. Fenced to all sides, large paved patio with external lighting and water supply. Steps up to the main garden which is predominantly lawned with a good selection of established shrub, flower beds and borders. Greenhouse, corrugated iron shed and additional vegetable plot. Fruit trees.



## **THE OLD SMITHY – Detached Barn Conversion**

Currently let on an Assured Shorthold Tenancy at £620 per calendar month.

Wooden stable door into **ENTRANCE PORCH** with strip wooden flooring, stripped wooden door to under stairs storage.

**LOUNGE 16'6" x 15'8" (5.05m x 4.81m)** dual aspect to front and rear with double glazed windows. Floor to ceiling rustic brick fireplace with fitted log burner and log storage niche with brick hearth. Oak bressummer, shelving to one side, access to small roof void, stripped wooden flooring, wooden moulded skirtings, exposed ceiling timbers, TV and telephone points, wall light points, door and step down to hallway

**KITCHEN 10'4" x 9'7" (3.16m x 2.94m)** dual aspect double glazed windows to rear and side. Wooden stable door to garden. Range of antique pine base cupboard and drawer units with matching wall cupboards, 1 ¼ stainless steel sink drainer unit with mixer tap, space and plumbing below for dishwasher, space for upright fridge freezer, built in Bosch electric oven with four ring halogen hob and extractor canopy above. Working surfaces, part tiled walls, wood effect laminate flooring, moulded skirtings, exposed ceiling timbers, recessed lighting and access to additional roof void.

**UTILITY/BOILER ROOM 11'4" x 4'10" (3.46m x 1.52m)** antique pine double base cupboard and drawers, single stainless steel sink drainer unit, working surfaces, space and plumbing for washing machine, floor standing Worcester oil fired central heating boiler, ceramic tiled flooring, exposed ceiling timbers. Extractor. Door to garden.



**HALLWAY** stained wooden flooring, additional turning staircase to first floor landing, under stairs storage cupboard, rear aspect double glazed window, exposed ceiling timbers.

**DINING ROOM 13'3" x 9'9" (4.06m x 3.02m)** double glazed windows to front and side, stripped wooden flooring, moulded wooden skirtings, exposed ceiling timbers, telephone point.

**BATHROOM 9'3" x 5'5" (2.85m x 1.66m)** rear aspect obscure double glazed window, three piece white suite with wood panel enclosed bath and mixer tap shower attachment, glazed shower screen, low level wc, pedestal hand basin, wood effect laminate flooring, wood moulded skirtings, part tiled walls, extractor fan (not working), recessed lighting, radiator.

#### FIRST FLOOR

**LANDING** with a range of small eaves storage cupboards. Step down to

**BEDROOM ONE 13'4" x 8'2" (4.07m x 2.51m)** rear aspect double glazed Velux window with views to the garden and fields. Stripped wooden flooring, wood moulded skirtings, exposed ceiling timbers, vaulted ceiling, telephone point.

**BEDROOM TWO 14'5" x 8'6" (4.43m x 2.63m)** rear aspect double glazed Velux window with views to the garden and fields. Stripped wooden flooring, moulded wooden skirtings, exposed ceiling timbers, vaulted ceiling, TV and telephone points.



## OUTSIDE

The front is open planned and mainly lawned. There is access from Swallow Road onto the shingle driveway by way of a five bar gate and provides parking for 2-3 vehicles. Access to both sides of the property. Additional five bar gate which leads to the garden of Hillcroft. Paved patio area with external lighting and water supply. Brick retaining wall with steps up to the main garden which is hedged and fenced to all sides and mainly lawned with established shrub, flower beds and borders. Additional pebbled patio to the rear.

## GENERAL REMARKS & STIPULATIONS

Tenure and Possession: The Property is freehold and vacant possession will be given upon completion.

Council Tax: We are advised by West Lindsey Council that Hillcroft is in Band C and The Old Smithy is in Band B.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am - 1pm.

Viewing: Please contact the Retford office on 01777 709112.

Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

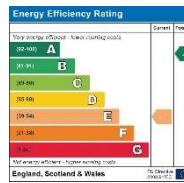
Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

Financial Services: In order to ensure your move runs as smoothly as possible we can introduce you to Fiduci Comprehensive Financial Planning who offer a financial services team who specialize in residential and commercial property finance. Their expertise combined with the latest technology makes them best placed to advise on all your mortgage and insurance needs to ensure you get the right financial package for your new home.

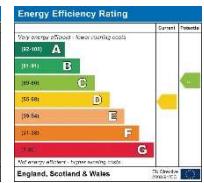
Your home may be repossessed if you do not keep up repayments on your mortgage.

These particulars were prepared in July 2022.

#### HILLCROFT

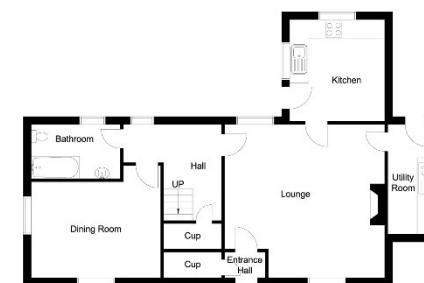


#### THE OLD SMITHY

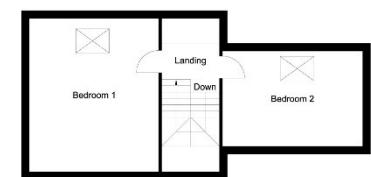


## THE OLD SMITHY FLOOR PLAN

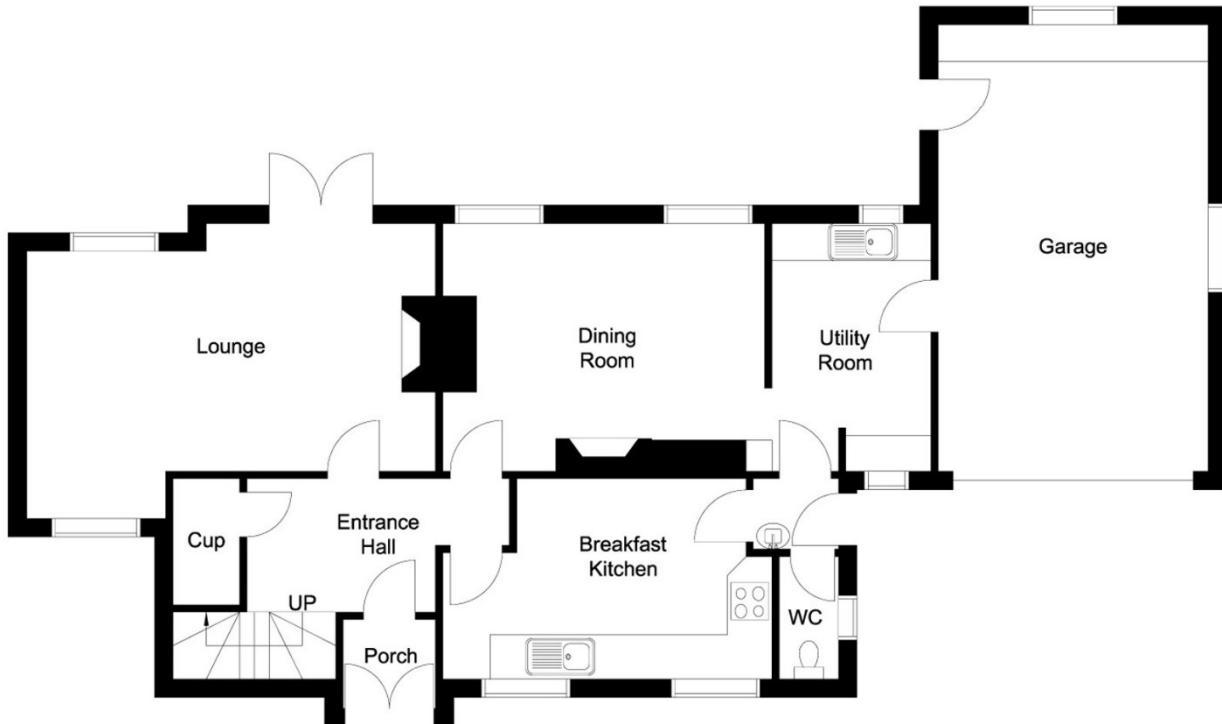
### Ground Floor



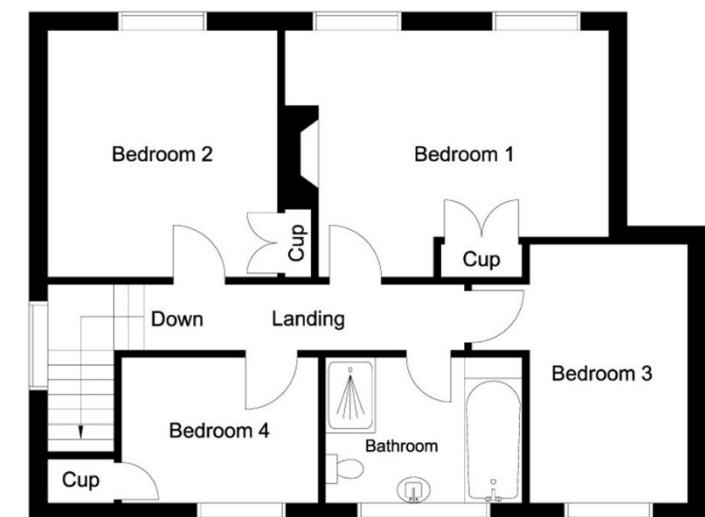
### First Floor



Ground Floor



First Floor



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