



Rural and Equestrian



Heneage House
South Somercotes LN11 7BQ

M A S O N S
EST. 1850

A detached village cottage with 2/3-bedroom accommodation and positioned on a larger than average plot (0.4 acre STS) with a spacious driveway/parking area and a substantial outbuilding with various use possibilities and conversion potential (subject to planning permission). The cottage has been improved but has further potential and the outbuilding requires a renovation scheme.



Directions

Proceed away from Louth on Eastfield Road and follow the country lane to the village of South Cockerington. Upon arriving in South Cockerington, ignore the first two left turns and then take the left turn signposted to North/South Somercotes, Howdales and Saltfleet. Follow the road for some distance keeping left at the fork and continue to the village of South Somercotes. Proceed to the village centre, go through the sharp S-bends and then a short way along, Heneage House will be found on the right side.

The Property

This detached village cottage is estimated to date back to the late 1800s. The main building has brick-built principal walls under a pitched timber roof structure covered in clay tiles. An extension was constructed to provide a single storey, ground floor bedroom or additional reception room with the belief that its volume fell within permitted development from a planning viewpoint but building regulation consent was not obtained.

The extension has block-faced walls under a pitched timber roof covered in concrete tiles. Heating is by an oil-fired central heating system with a Grant combination boiler positioned externally. The property has double-glazed windows and a smoke alarm system.

The large outbuilding is constructed in brickwork under a pitched corrugated roof and has been sub-divided mainly by lightweight partitions with some brickwork internally. Mains electricity, water and drainage are understood to be connected to the cottage and the outbuilding (see General Information below).

Accommodation

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





Ground Floor

Heavy double-glazed pine and aluminium framed door into the:

L-shaped Dining Kitchen

With a range of base cupboards and drawers, ceramic-tiled work surfaces and splashbacks in stone colours and an inset oak chopping board. Space for upright fridge freezer and brick surround for a range cooker. Dresser unit with drawers, plate rack and display cabinets, wall cupboard units and a one and a half bowl, single drainer sink unit. Smoke alarm, ceiling spotlights, slate-tiled floor and a 1.6 metre wide opening through to the sitting room. Window to the front and side elevations and pine four-panel door to the:

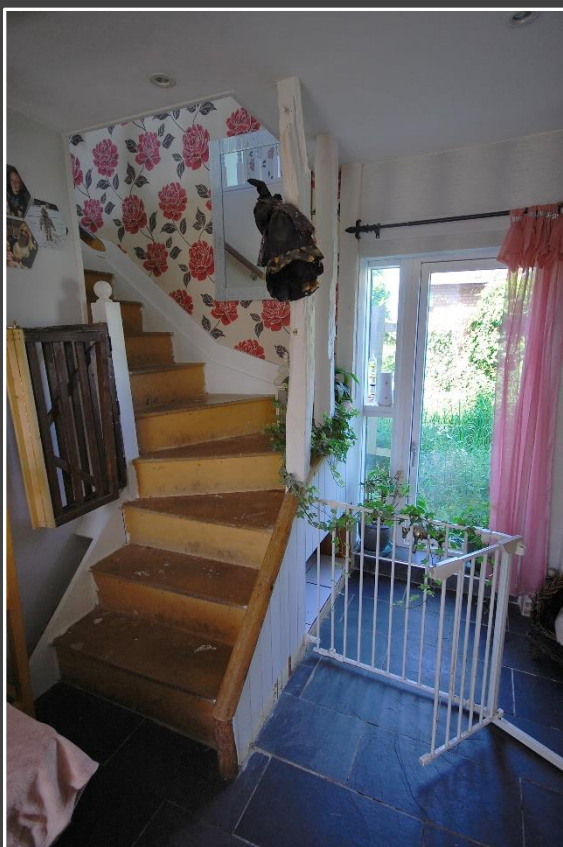


Understairs Utility Room/Larder

With hardwood block work surface, space beneath with plumbing for washing machine and space for an additional appliance; cupboard unit and wall shelving. Slate-tiled floor, three spotlights to ceiling fitting, ceramic tiling to the walls and smoke alarm. Electricity consumer unit with MCBs.

Sitting Room

A cosy room with double-glazed window to each side elevation and a low double-glazed French door to outside. Brick fireplace and chimney breast with a projecting quarry-tiled hearth and a cast iron multi-fuel stove. Two radiators, slate-tiled floor, smoke alarm and ceiling spotlight downlighters. Sockets for high-level TV and staircase with lower kite-winder turning steps leading up to the first floor. Double-glazed door to the:





Ground Floor Bedroom/Reception Room

Presently used as a double bedroom with double-glazed window to the side elevation and French doors to the rear. Radiator and heavy latticework sliding screen to the window. Trap access to the wing roof void. Sliding door with floral multi-coloured, pine-framed transparent panels to the:

Ensuite Shower Room

Ceramic-tiled shower cubicle with centre border tiles and folding glazed screen door, together with an electric instant shower unit and handset on wall rail. White suite of low-level WC set against a ceramic-tiled wall and vanity wash hand basin with cupboard under and single lever mixer tap. Side double-glazed window, oak-effect, ceramic-tiled floor and electric underfloor heating with wall controller. Ceramic-tiled surround to the window.



First Floor Landing and Study Area

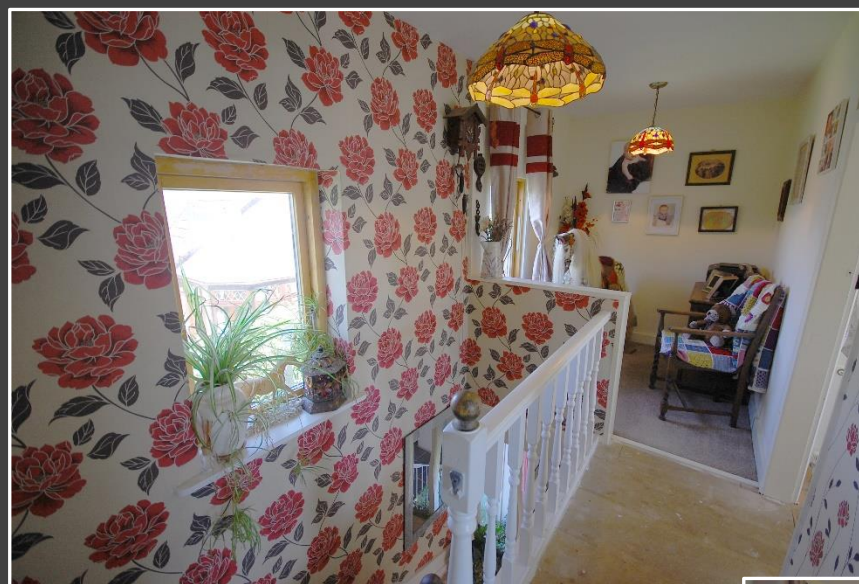
A spacious landing with partially screened study area, two pine-framed, double-glazed side windows, smoke alarm and two ceiling light points. White painted spindle balustrade and turned newel post forming a gallery to the stairwell. Painted, beaded ledge doors to the two bedrooms and bathroom.

Bedroom 1

A good size double bedroom with a large window to the side elevation and an open-fronted airing enclosure within which the foam-lagged hot water cylinder with immersion heater is located, together with slatted linen shelving. Floorboards, radiator, ceiling downlighters and sockets for high-level TV. Two pendant light points and trap access to the roof void.

Bedroom 2

A further double bedroom with pine floorboards, double-glazed side window and open-fronted clothes hanging enclosure. Radiator and ceiling light point.





Bathroom

White suite featuring a roll-top slipper bath on chrome ball and claw feet with a chrome mixer tap having shower fittings; shaped pedestal wash hand basin "Charlotte" with blue floral décor, circular pedestal and complementary high-level WC with ceramic cistern and chrome downpipe, together with a chain pull. Old-fashioned radiator, side double-glazed window with stone-tiled sill, pine floorboards and ceramic-tiled walls with stone tile border.

Outbuilding

This substantial outbuilding provides potential for a variety of uses or possible conversion into an annexe or holiday cottages (subject to obtaining planning permission) but is presently in need of some attention and has been sub-divided internally, mainly with lightweight partition walls but some brick walls, to create one large store with a staircase leading up to loft space and a washroom with WC and basin off, five stores and further store with openings to recessed smaller stores off.

Outside

The property is approached through a 7m wide vehicular opening from Billingsgate onto a driveway with ample space to park several vehicles side by side and a field gate at the rear opening into the main garden area. There is a pedestrian door into the outbuilding on the right side and a high screen door set into fencing with attractive climbing plants over and giving access to the garden at the side of the cottage. This is an attractive garden with an enclosed seating area finished in slab paving under a pergola with climbing plants and roses to the timbers and fencing. There is an area laid to grass and a further paved seating area close to the front boundary.

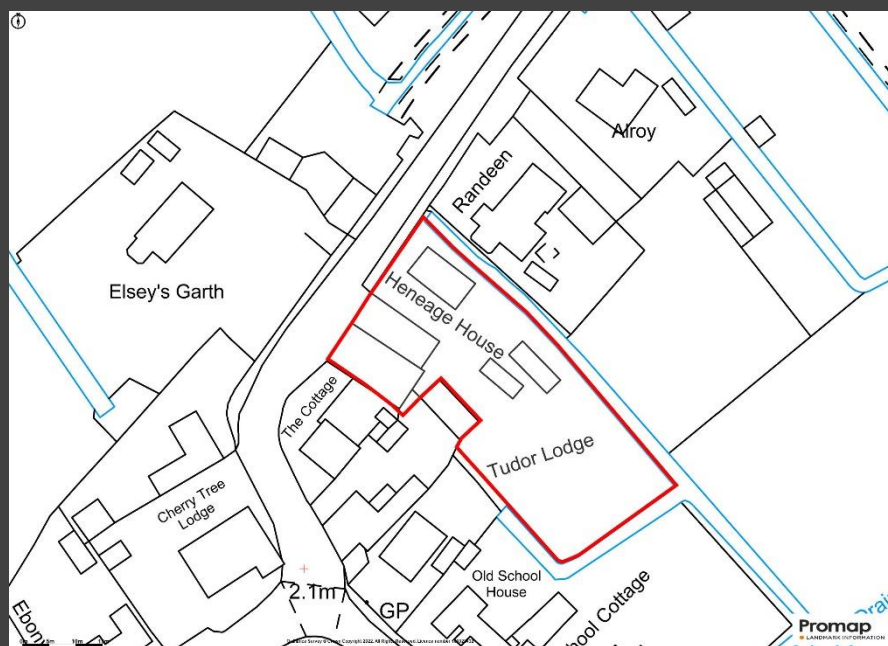


The gardens are mainly positioned at the rear and in need of some attention, but there are some attractive established ornamental trees and fruit trees to include red and variegated acers, plum, pear and apple, together with a Mirabelle yellow plum. Positioned to one side is a static caravan which is used for storage purposes.

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 approximate, not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage against the contract plan. We are advised that the property is connected to mains electricity, water and drainage but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band C.





Floorplans and EPC Graph

COTTAGE AND OUTBUILDING

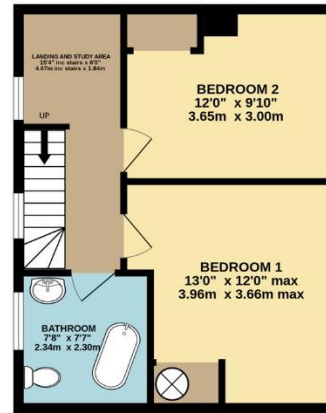
TOTAL FLOOR AREA : 2609 sq.ft. (242.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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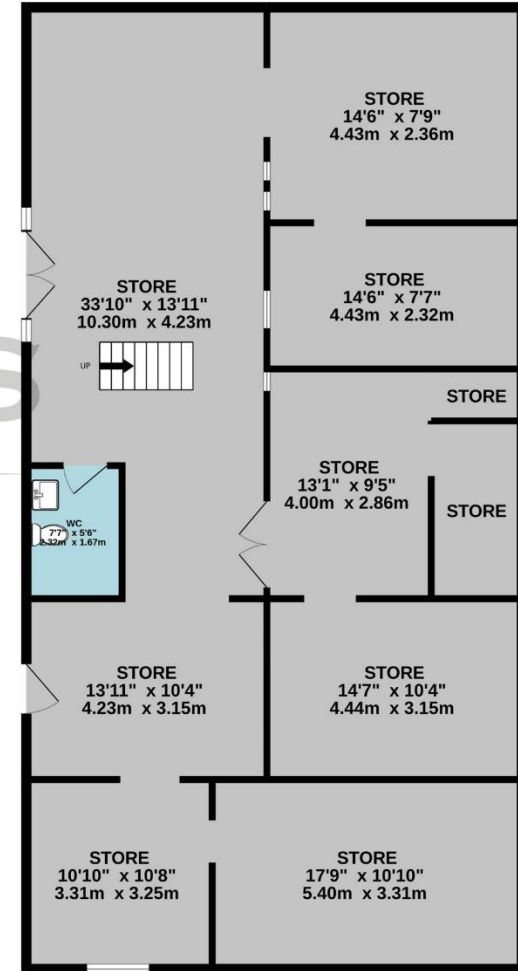


GROUND FLOOR
637 sq.ft. (59.2 sq.m.) approx.

1ST FLOOR
415 sq.ft. (38.6 sq.m.) approx.



OUTBUILDING
1557 sq.ft. (144.6 sq.m.) approx.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



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