



The Cottage, Orby, PE23 5SW

M A S O N S
EST. 1850

A unique and quite charming three-bedroom detached cottage in a plot extending to 1/3rd of an acre (sts) with no near neighbours on the fringe of the popular residential village of Orby. The property sits well back on the plot which is mature, hidden away behind established hedging and abuts National Trust land with open countryside to the rear. Also with attractive well-kept gardens featuring multiple fruit trees and the benefit of a garage and large garden room.

The internal accommodation comprises; entrance hallway, cloakroom, lounge, newly refurbished kitchen diner and utility room to the ground floor with gallery landing, three double bedrooms and family bathroom to the first floor.







01507 350500



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Directions

From Louth take the A16 south and after approximately 10 miles at the Ulceby Cross roundabout take the second exit onto the Bluestone Heath Road (A1028). Follow the road for a further 5 miles or so and at the Gunby roundabout take the second exit onto the A158. After a short distance at the traffic lights take the road branching off to the left (Gundby Road) and proceed into the village of Orby. The property will be found immediately on the left soon after the 30 sign.

The Property

Believed to date back to the 1800s with a later extension and rendered with a white finish having fully double-glazed uPVC windows all round with pitched timber roof construction and clay pantile covering with a dormer extension to the front elevation. Heating is provided by way of an oil-fired Boulter floor-mounted boiler supplemented by an immersion hot water cylinder. The property has great character situated in a generous plot with no near neighbours to either side or rear.

Accommodation

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

Entrance Hall

Timber front entranced door into the spacious hallway with window to side and carpeted flooring. Staircase leading to first floor with timber banisters and panels. Spotlights to ceiling and door into:

Kitchen Diner

A spacious room having a newly fitted kitchen with a range of base and wall units finished in midnight blue and contrasting light blue to the wall units in Shaker style matt finish. Rolltop oak-effect laminated work surfaces with stainless steel effect splashbacks. Range of built-in appliances including Lamona dishwasher, Lamona double electric built-under oven and eye-level Lamona double oven to side, Lamona six ring induction hob with extractor above. Grey resin one and a half bowl sink, windows to two aspects and one cupboard housing the electric consumer unit and meter. Oak-effect laminate flooring, spotlights to ceiling and having ample space for dining table.

Utility Room

A spacious and recently re-fitted room having a range of base units finished in midnight blue with rolltop oak-effect work surfaces, space for washing machine and attractive stainless steel style splashbacks. To the side is the Boulter floor-mounted oil-fired central heating boiler.

Windows to all sides, door into garden, spotlights to ceiling.

WC

Having low-level WC, wash hand basin, frosted glass window to side and tile-effect flooring.

Lounge

A very spacious reception room having patio doors to one end and windows to the front elevation. Timber beams to ceiling and having feature fireplace to side with working chimney having brick surround. Timber mantel piece and slate hearth currently housing the electric coal-effect fire, carpeted floorings. A very sunny and bright room having southerly and westerly aspects.

Workshop/Garden Room/Potential Garage

Previously being a garage and workshop to the side of the property, however, currently having entrance door providing a very versatile room to be used for a variety of purposes, having lighting and electrics and plastered walls. Accessed separately from the house by external doors front and rear, the room could also be incorporated through to the main reception lounge creating a superb open plan space.

First Floor Landing

Loft hatch to roof space, window to rear, doors to bedrooms and bathroom, carpeted flooring

and also having large cupboard housing the hot water cylinder with shelving provided for laundry.

Bedroom 1

A spacious double bedroom with windows to two aspects. Large built-in wardrobe to side providing useful storage space, carpeted flooring.

Bedroom 2

Generous double bedroom with built-in wardrobes to side, windows to two aspects and carpeted floorings.

Bedroom 3

A further double bedroom having window overlooking the front garden, carpeted flooring.

Bathroom

A smart white suite consisting of low-level WC, wash hand basin, panelled bath with thermostatic shower mixer and shower screen to side, fully tiled walls in attractive white colour with mosaic feature through the centre. Spotlights to the ceiling, frosted glass window to the side and a further loft hatch to roof space.

Outside

Situated on an extensive plot of around a third of an acre, with tall hedge to perimeters to all sides, backing onto open woodlands. Four bar timber

gate into gravel driveway, extensive parking for multiple vehicles. To the side is a detached garage having up and over door. Pergola to side with concreted area providing a useful seating area for al fresco dining. Fruit trees to rear boundary. Outside lighting around perimeter of property leading into the extensive gardens laid predominantly to lawn with large range of mature bushes, trees and shrubs. Outside power points and tap.

A pathway leads to a separate pedestrian access onto the road. To the side is a large open grassed orchard having a good array of fruit trees including apples and plums. Close board timber fencing to rear boundary, also an enclosed area housing the oil storage tank with a generous patio area to rear of the utility room. Access is possible out the back of the property across woodlands which eventually leads into open farmland.

Location

Orby is a rural village containing a variety of individual properties and is positioned around 5 miles inland from the coastal resorts of Skegness and Ingoldmells, each of which provides a variety of amenities. An alternative range of shopping, schooling and recreational facilities can be found in the market towns, Spilsby (7 miles), Alford (10 miles) and Louth (18 miles). There are larger business centres in Boston (24 miles) or Lincoln (38 miles).

Viewing

Strictly by prior appointment through the selling agent.

General Information

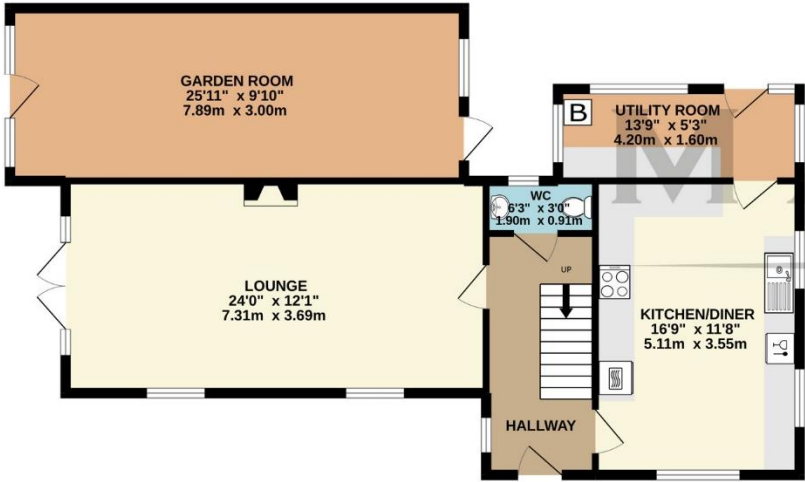
The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise 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 electricity and water with a private drainage system and oil-fired central heating but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band D.

Floor Plans and EPC Graph

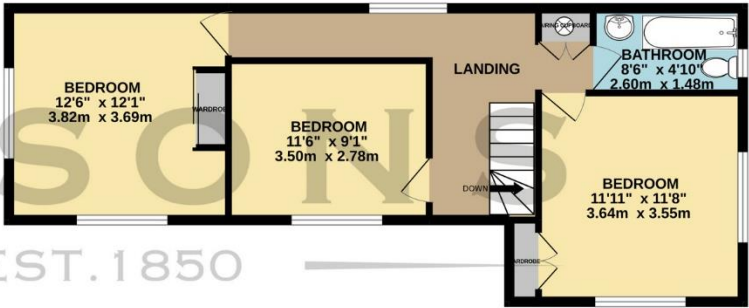
NB A PDF of the full Energy Performance Certificate can be emailed on request

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E		
21-38	F	35 F	
1-20	G		

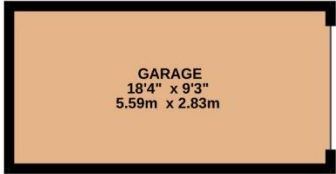
GROUND FLOOR
914 sq.ft. (84.9 sq.m.) approx.



1ST FLOOR
569 sq.ft. (52.9 sq.m.) approx.



GARAGE
170 sq.ft. (15.8 sq.m.) approx.



TOTAL FLOOR AREA : 1654 sq.ft. (153.7 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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