



2 Farm Cottage

Driby Top LN13 0BT

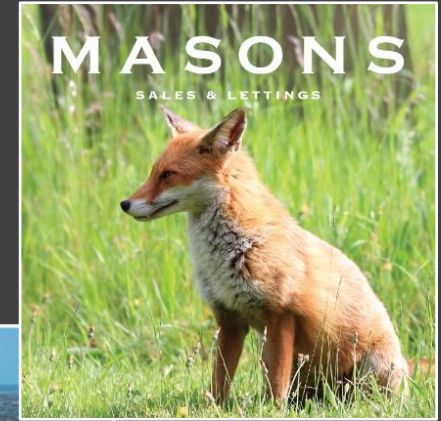
M A S O N S

EST. 1850

2 Farm Cottage, Driby Top, Alford, Lincolnshire LN13 0BT

01507 350500

Positioned directly adjacent to the A16 road in an elevated position on the edge of the Lincolnshire Wolds AONB, this semi-detached farm cottage has been greatly improved, standing in 0.78-acre grounds (STS) with two brick barns having full planning permission for conversion into 3 holiday cottages. The cottage provides 3/4-bedroom accommodation with a modern re-fitted kitchen and bathroom, attractive sitting room with stove, double-glazed windows and an oil central heating system. The property is currently let on an AST reverted to a periodic tenancy. NB The neighbouring cottage is also for sale through the selling agent.



Directions

From Louth, take the A16 road south and travel for around 8.5 miles from the Kenwick Top roundabout. After passing through the villages of Burwell and Swaby, after the top of the hill look for the cottage on the left with the driveway immediately before.

The Property

We estimate that this semi-detached farm cottage may date back to late Victorian times. The original property has been extended at the rear and the principal walls are part rendered and part brick faced beneath a pitched concrete tiled roof. The windows are now uPVC double glazed units and heating is provided by an oil central heating system, supplemented by a cast iron stove in the sitting room. The cottage stands in grounds of around 0.78 acre (subject to survey) to include an attractive enclosed garden at the rear, a long driveway with parking space for many vehicles and two agricultural brick and tiled single storey barns. The barns have planning permission for conversion into holiday cottages (see below).

The purchaser may alternatively choose to adopt the current or an alternative use for the barns which have potential as workshop, storage, light industrial or commercial sales room, etc, subject to obtaining planning permission.

NB: the land to the eastern extremity is subject to restrictions and access for maintenance with appropriate notice for pipeline maintenance.

NB The neighbouring cottage is also for sale through the selling agent.





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 side of the property and comprises a part-glazed (double-glazed) door into an:

Entrance Lobby

With ceramic tile floor in cream and three spotlights to ceiling light fitting. Walk-through opening to the kitchen at the rear and door to:

Hallway

With staircase having turning lower steps leading to the first floor. Smoke alarm, dado panelling and a shaped door to an understairs shelved store cupboard.



Sitting Room

An attractive and cosy room with window to the front and side elevations, radiator, carbon monoxide alarm and a Broseley cast iron, multi-fuel stove positioned on a flagstone hearth in a porcelain tiled recessed fireplace.

Dining Room

With radiator and window on the rear elevation.

Breakfast Kitchen

An attractive and recently re-fitted kitchen with a range of modern cream-coloured units with metal handles and comprising base cupboards, drawer unit, high-level cupboard units and roll-edge, woodblock-effect work surfaces, together with breakfast bar. Built-in Lamona electric oven, Lamona four ring black ceramic hob, metro-style ceramic tile splashbacks, single drainer stainless steel sink unit with chrome mixer tap and space for refrigerator. Oil-fired central heating boiler with digital programmer above. Side and rear windows, radiator and two LED strip lights. Attractive view across the rear garden.





Bathroom

A modern refurbished bathroom in fashionable colours with a white suite comprising a panelled bath with Mira electric shower unit over and glazed screen together with a wide vanity unit with marble-effect top, base cupboards in white, inset wash basin and dual-flush low-level WC with encased cistern. Window to the side elevation, chrome ladder style radiator/towel rail and extractor fan.

First Floor Landing

The staircase from the hallway with handrail leads up to an L-shaped landing with a side screen and full height pillar. Side window presenting fine views across the Wolds. Smoke alarm and trap access to roof void. Doors lead off to the bedrooms, one of which is presently used as a dressing room. Ledged and braced latch door and steps down into:



Bedroom 1 (rear)

An interesting and spacious double bedroom with a long, sloping ceiling restricting head height at the rear. Side window presenting some far-reaching views across the Wolds. Double radiator.

Bedroom 2 (front)

A good size double bedroom with radiator, front window and fine views to the south. Coved ceiling and sealed fireplace surround. Painted ledged door.

Bedroom 3 (Dressing Room)

Radiator, painted ledged door from the landing and double doors to the airing cupboard which contains an insulated combination cylinder with immersion heater and linen shelves over.

Bedroom 4

A single bedroom with radiator, painted ledged door and side window also enjoying some lovely Wolds views.



Outbuildings

Barn 1

Constructed in brick under a corrugated roof, the barn is an excellent size overall but sub-divided internally as shown on the floor plan and access is gained through large ledged and braced double doors on the northern elevation or via a pedestrian door to the southern elevation.

Barn 2

A brick-built, open fronted barn generally in need of restoration under a corrugated roof.

Planning

Full planning permission was granted on the 15th November 2022 (Application number N/163/01894/22 for change of use, conversion of and alterations to existing barns to provide 3no. holiday cottages. The decision notice with conditions and associated documents can be viewed online via the East Lindsey District Council planning portal and searching for the application number.

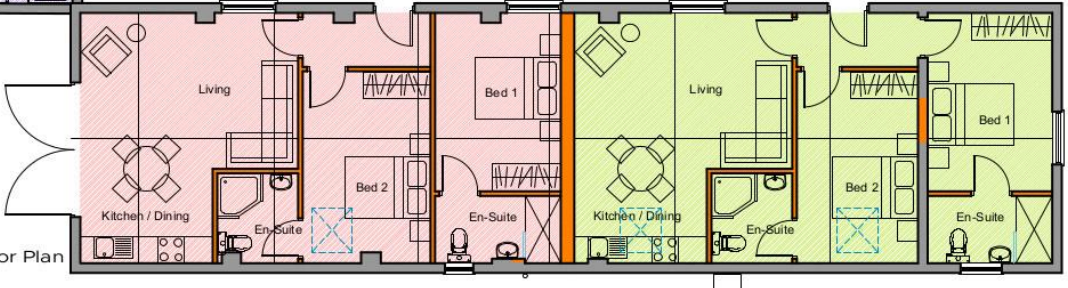
Grounds

Immediately to the rear of the cottage there is an attractive garden laid to lawn with fencing to one side and screen hedge to the driveway. The lawn is surrounded by well stocked flower beds and beyond is an attractive gravelled and slab-paved seating area and the oil storage tank which is of modern design and was replaced around 2020. The 2 garden sheds belong to the tenants and are not therefore included in the sale). A pathway continues around the side of the cottage to an area of lawned garden at the front which is screened from the main road by a tall privet hedge and there are stepped-down hedges to the side of the property.

The driveway leads through the property providing parking space for several vehicles to include a large hardstanding area but subject to a right of access for the neighbouring cottage, number 1 Farm Cottage, from the private roadway to the north of the two properties (See the aerial image on the final page.) Each has a right of way across this driveway and in the case of 2 Farm Cottage, this is in addition to the current existing driveway with opening onto the A16.



Proposed barn conversions to holiday cottages
subject to current planning application as
detailed above.



To the rear of the barns the land is generally in need of landscaping or paving as the purchaser requires but with a total area providing considerable potential for alternative schemes (STP).

NB the purchaser will be required to erect boundary fencing to the adjoining land and driveway of type to be specified within a set time scale following completion. Also please note that a pipeline runs beneath the far end of the garden and access rights over a margin to each side are reserved for maintenance subject to appropriate notice. The use of the land in this vicinity is therefore limited and fencing posts should be kept well away from the pipeline.

Viewing: Strictly by prior appointment through the selling agent.

Tenancy

The property is currently subject to a periodic tenancy which commenced as an assured shorthold tenancy on the 5th August 2008– the selling agent is also the letting agent and can supply more detail of the tenancy on request.

Location

The property stands on the A16 road and is some 10 miles from Louth, 4 miles from Alford and 6 miles from Spilsby. Each is a market town with shopping, schools and recreational facilities.

General Information

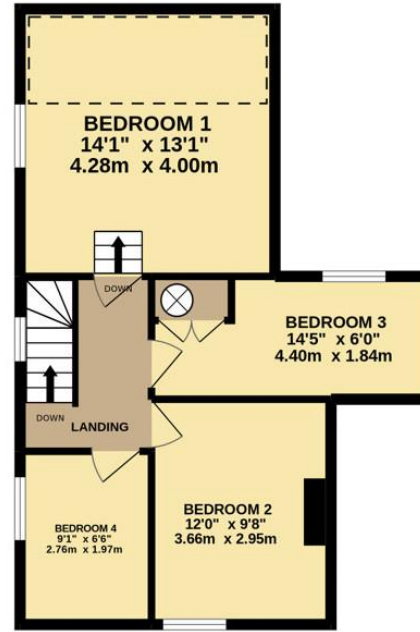
The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage.

The red-lined aerial images show approximations of the boundaries which should be verified against the contract plan at sale stage. We are advised that the property is connected to mains electricity and water whilst drainage is to a shared private system with the adjoining cottage. No utility searches have been carried out to confirm at this stage. The property is in Council Tax band A.

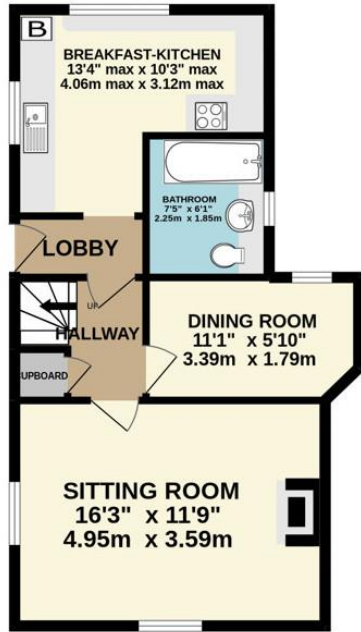


Score	Energy rating	Current	Potential
92+	A		108 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

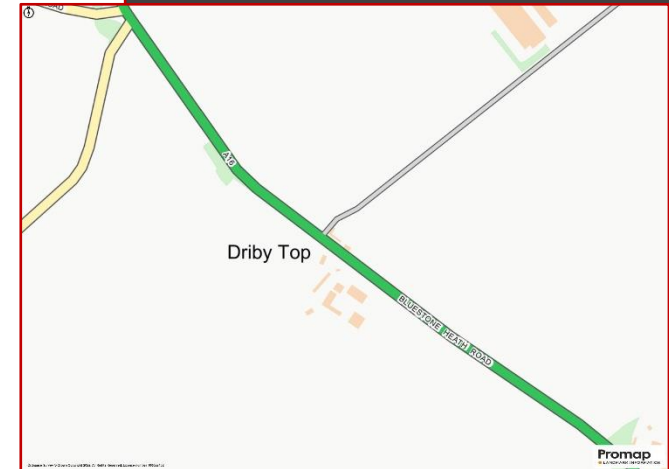
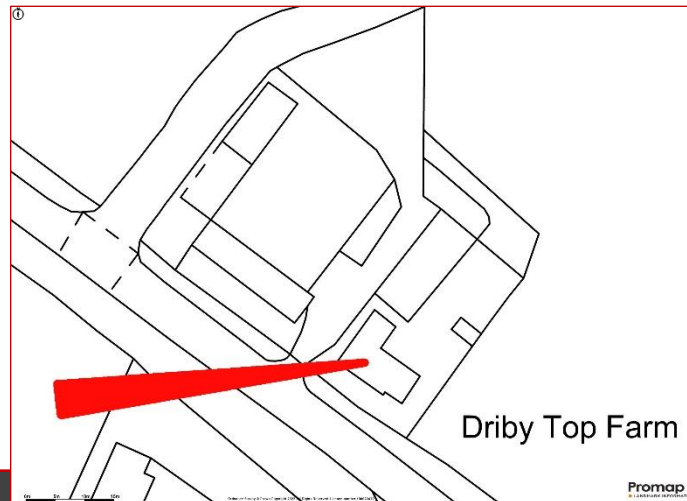
1ST FLOOR
509 sq.ft. (47.2 sq.m.) approx.



The Cottage
Maps, Floorplans and EPC Graph
(Full EPC available by email as a PDF)
Aerial image showing the right of way for No. 1 Farm Cottage



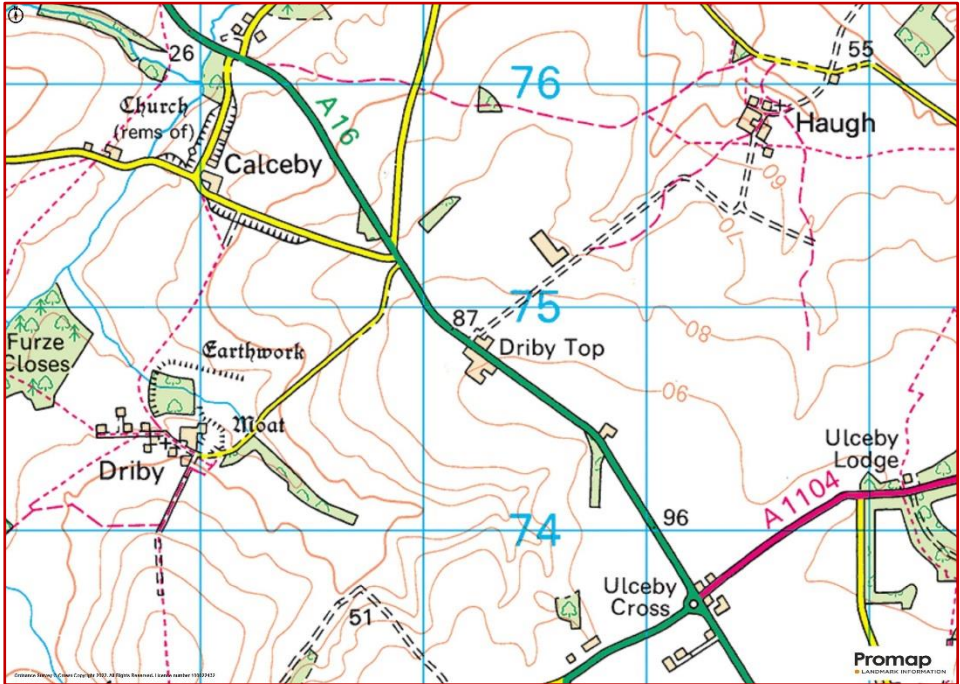
GROUND FLOOR
487 sq.ft. (45.3 sq.m.) approx.



OPEN FRONTED BARN
 40'0" x 19'8"
 12.20m x 6.00m

**Current Floorplans
 of
 The Barns**

BARNs
 2053 sq.ft. (190.8 sq.m.) approx.



Cornmarket, Louth, Lincolnshire LN11 9QD T 01507 350500

Important Notice

Messrs, Masons Chartered Surveyors for themselves and for vendors or lessees of this property whose agents they are give notice that:
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 (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of Messrs Masons, Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property; (iv) No responsibility can be accepted for any costs or expenses incurred by intending purchasers or lessees in inspecting the property, making further enquiries or submitting offers for the property.

