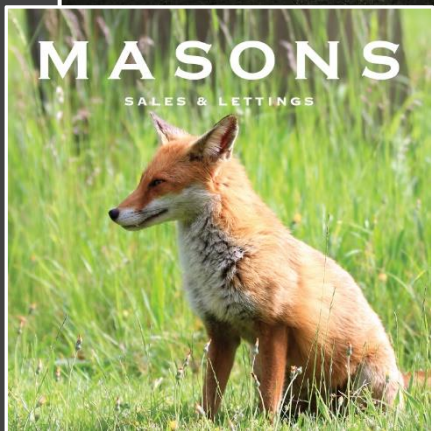


1 Farm Cottage, Driby Top LN13 0BT

**M A S O N S**

EST. 1850



# 1 Farm Cottage, Driby Top, Alford, Lincolnshire LN13 0BT

01507 350500

A semi-detached country cottage positioned directly adjacent to the A16 in a larger than average plot of around 0.59 acre (STS) with vehicular access and scope to create ample off-road parking together with large gardens (STP). Two first floor double bedrooms, boxroom/nursery, lounge with fireplace, kitchen, bathroom and hallway. Oil central heating system and double-glazed windows. The property is currently let on periodic tenancy. Elevated position on the edge of the Lincolnshire Wolds AONB. NB The neighbouring cottage and brick barns having planning permission for conversion to 3 holiday cottages are 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, at the top of the hill look for the cottage on the left and take the private road just before the two cottages towards the micronizing site. The turn right and cross the rear garden of number 2 cottage (see the aerial image showing the right of way into 1 Farm Cottage).

### The Property

We estimate that this semi-detached farm cottage may date back to late Victorian times. The principal walls are part rendered and part brick faced beneath pitched concrete tiled roofs. The windows are now uPVC double glazed units and heating is provided by an oil central heating system and an open fire. The cottage stands in grounds of around 0.59 acre (subject to survey) to include gardens at the front, side and mainly to the rear, together with additional land on the south side. This has potential for landscaping as a large garden or provides space for additional parking and/or the construction of outbuildings (subject to planning permission).

Vehicular and pedestrian access is via a right of way across the grounds of neighbouring Farm Cottage 2 from the A16 via the private roadway to the micronizing plant in the distance (See image on the penultimate page showing the approximate intended positioning of the right of way).

### 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 to the cottage is positioned on the rear elevation where a hardwood, six-panel door opens to the:

### Entrance Lobby

With a part-glazed door to:

### Inner Lobby

Doors off to the sitting room and bathroom and walk-through opening to the kitchen.



**Sitting Room**

A well-proportioned room with a brick fireplace having open grate over a marble hearth and stone mantel. Radiator, coved ceiling and front window. Rear door to:

**Hallway**

Radiator, rear window and turning staircase with handrail leading up to the first floor. Door to understairs store cupboard with panelled wall and shelf. Walk-through opening to the:

**Utility/Boiler Room**

This room contains the Firebird combination oil-fired central heating boiler and has space for a tumble dryer. Rear window.

**Kitchen**

Beech-effect range of base and wall units including a four-drawer unit, roll-edge, granite-effect work surfaces with ceramic tile splashbacks and single drainer stainless steel sink unit with mixer tap. Front and side window. Built-in electric oven, ceramic four plate hob and faced cooker hood over. Space for fridge/freezer. Oak-effect floor covering, radiator and strip light.

**Bathroom**

White suite comprising panelled bath with two grips and shower mixer unit over, having a flexible handset, pedestal wash hand basin and low-level, dual-flush WC. Extractor fan, part-tiled walls, chrome ladder-style radiator/towel rail and rear window.



## First Floor Landing

Smoke alarm and walk-through opening to the nursery/study or occasional small third bedroom positioned at the rear.

## Bedroom 1 (front)

An L-shaped room of good size with window to the front elevation and radiator.

## Bedroom 2 (side)

A further spacious double bedroom with radiator, part-sloping ceiling, large front window and trap access to the roof void.

**NB.** There are some attractive views over the surrounding Wolds countryside from the upper windows.

## Outside

To the front and side of the house there is a lawned garden set behind a high privet hedge to the A16 road at the front. A pathway leads around the property and the main garden is positioned at the rear comprising a good size lawn with mature Christmas tree and flowering cherry tree. There is a bunded oil storage tank on concrete base for the central heating system. Gravel pathway and outside water tap. The garden shed in the photograph below belongs to the tenant and is not therefore included in the sale.

Further land to the south with potential for landscaping, extended parking or the construction of extensions to the house and or outbuildings (subject to planning permission) NB The buyer will be required to erect and forever after maintain a boundary fence of type to specified, to the adjoining land with a set timescale.



## 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 15<sup>th</sup> of September 2017 - the selling agent is also the letting agent and can supply more detail on request.

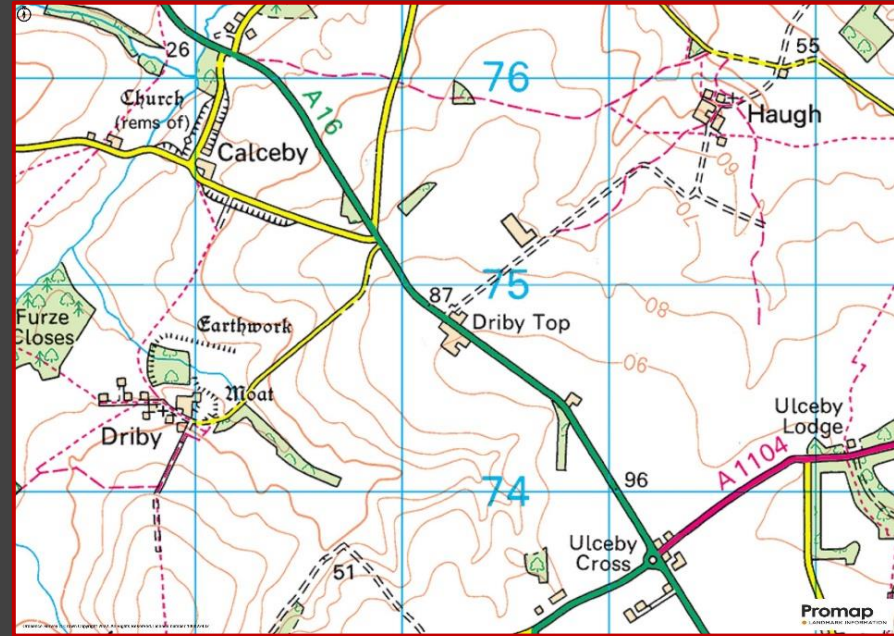
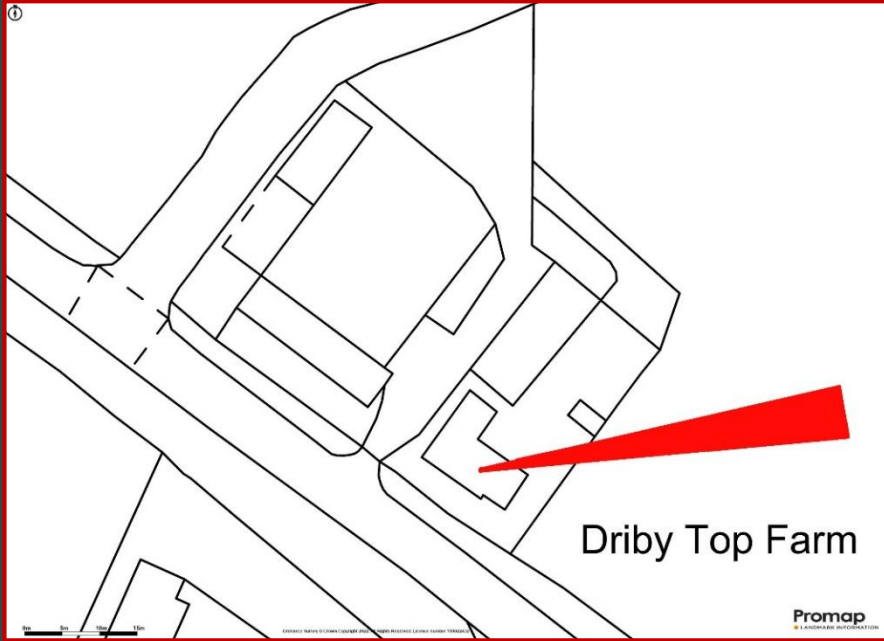


## General Information

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.

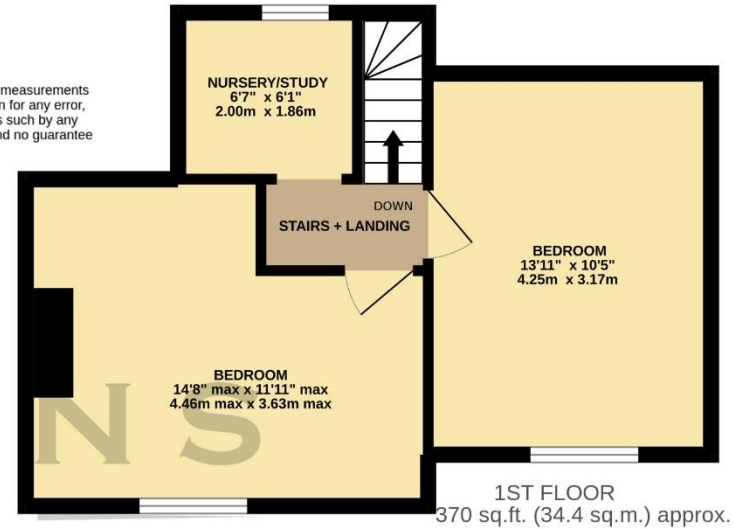
We are advised that the property is connected to mains electricity and water whilst drainage is to a shared private system with the adjoining cottage. No utility searches have been carried out to confirm at this stage. The property is in Council Tax band A.



# Floor Plans and EPC Graph

( A PDF of the full EPC can be emailed on request)

TOTAL FLOOR AREA : 748 sq.ft. (69.5 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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Score	Energy rating	Current	Potential
92+	A		100   A
81-91	B		
69-80	C		
55-68	D		
39-54	E	40   E	
21-38	F		
1-20	G		

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:  
 (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;  
 (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.