



5 Chapel Lane
Baumber LN9 5NQ

MASONS
EST. 1850

5 Chapel Lane, Baumber, Horncastle, Lincolnshire, LN9 5NQ

01507 350500

Positioned at the end of a small no-through country lane, this semi-detached cottage has a surprisingly long rear garden backing onto paddock land, open views over grassland at the front, a resin paved parking courtyard at the rear and owned solar panels providing a financial return and supplementing the power supply to the property which has modern electric heaters. The cottage is well placed for commuting to Lincoln or nearby Horncastle .



Directions

From Louth, take the Horncastle Road and at the bypass junction carry straight on at the staggered crossroads, along the A153 towards Horncastle. Continue for several miles and after passing through the village of Scamblesby, at the top of the hill turn right and then immediately left towards Hemingby.

Follow the lane, travel through Hemingby and up to the staggered crossroads where the road meets the B1225. Turn right and then immediately left and proceed to the T-junction with the A158. After a short distance turn right into West Lane and Chapel Lane is then a small no-through lane on the right side. Number 5 is the last but one property on the left side.

The Property

Estimated to date back to the late 1800's this semi-detached country cottage has brick faced principal walls under a pitched main roof structure covered in concrete tiles and solar panels to the front slope. A single storey rear extension with flat roof has created a good size kitchen.

The owned solar panels provide a feed in payment understood to reach up to approximately £250 month in the summer months in addition to providing supplementary power to the property. With this in mind, heating is by modern electric panel heaters with independent thermostat controls and digital programmers.

The cottage stands on a surprisingly deep plot with long lawned garden following on from a gravelled seating area. There is also the valuable benefit of a rear parking courtyard with a resin surface accessed via a right of way across the driveway at the side. A single parking space has also been formed by the lane-side at the front. The front windows face open grassland with a farmhouse in the distance as illustrated in the photo adjacent.





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 property is approached over the shared driveway to the left side of the cottage and via a gate into the rear courtyard. A uPVC panelled door with double-glazed pane and cat-flap opens into the:

Kitchen

Fitted with a modern range of units having wood panel-effect facings and metal handles to include base cupboards, roll-edge, granite-effect work surfaces with ceramic-tiled splashbacks, matching wall cupboards and single drainer, stainless steel sink unit. Rear window above, having roller blind and mosaic-tiled sill. The window overlooks the rear parking courtyard and garden area beyond. There is space with plumbing for a washing machine, space with plumbing for a slimline dishwasher and space for a condensing dryer and for a free-standing refrigerator. Two electricity consumer units, digital controller for the underfloor electric heating in the bathroom and digital remote readout for the solar panels on the front roof slope. Electric panel heater with thermostat and digital timer control. Three LED spotlights to ceiling fitting and slate-effect floor covering.

The staircase leads off with a handrail on each side to the first floor.

Inner Lobby

With a useful understairs storage or display recess, a square walk-through opening to the dining lounge and door to the:



Bathroom

Re-fitted with a contemporary suite in white and comprising a panelled bath with modern mixer tap, electric instant shower mixer unit over and glazed side screen; shaped vanity wash hand basin with single lever pillar tap over a gloss white base cupboard and a suspended WC with concealed cistern and large chrome wall flush. Ceramic tiling to the walls and floor, tiled ledge shelves, two LED ceiling downlighters and Vent Axia extractor fan. Stainless steel shaver socket and rear window with swirl patterned obscure glazing.



Dining Lounge

At the front of the property with a wide fireplace having exposed brick to each side, flagstone hearth and a cast iron log-burning stove inset. Electric panel heater with thermostat control and digital timer. Front window with louvre blind and this presents open views across grassland at the front of the property. Carbon monoxide alarm, smoke alarm, TV aerial socket and fibre broadband socket.

First Floor Landing

With smoke alarm and trap access to the roof void. Doors off to the bedrooms.

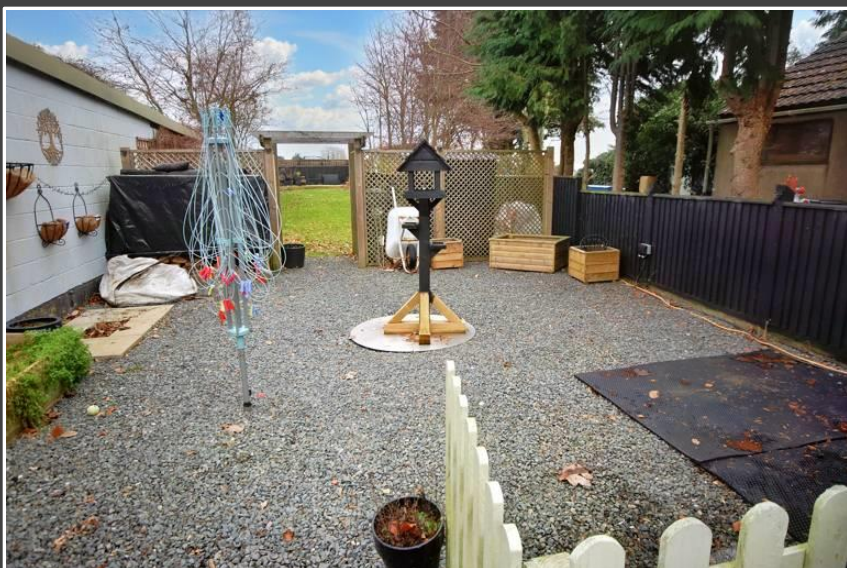
Bedroom 1 (front)

A good size double bedroom with front window having louvre blind and fine views over the grassland at the front of the property. Built-in airing cupboard containing a foam-lagged hot water cylinder with immersion heater on digital programmer and cold-water storage cisterns to the cupboard over. Clothes hanging rails to the corner of the room, electric panel heater with thermostat control and digital timer. TV aerial point.

Bedroom 2 (rear)

A smaller double bedroom or single bedroom with rear window having louvre blind and views across the garden towards open countryside beyond. Electric panel heater with thermostat control and digital timer.



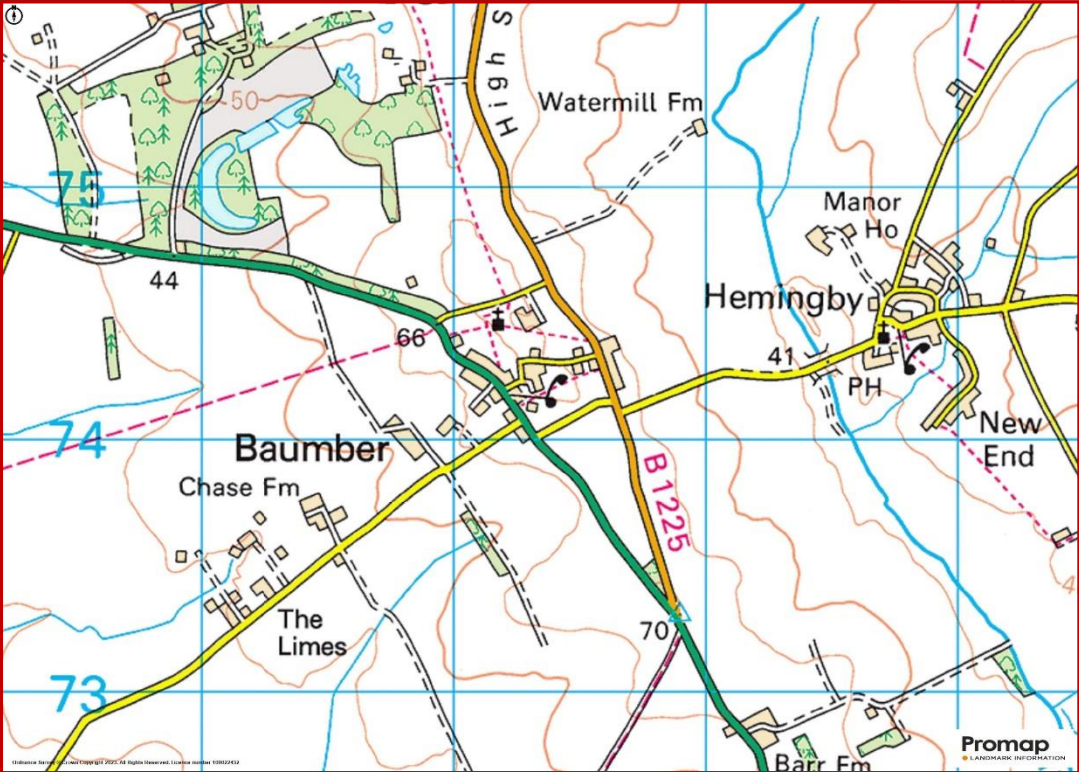
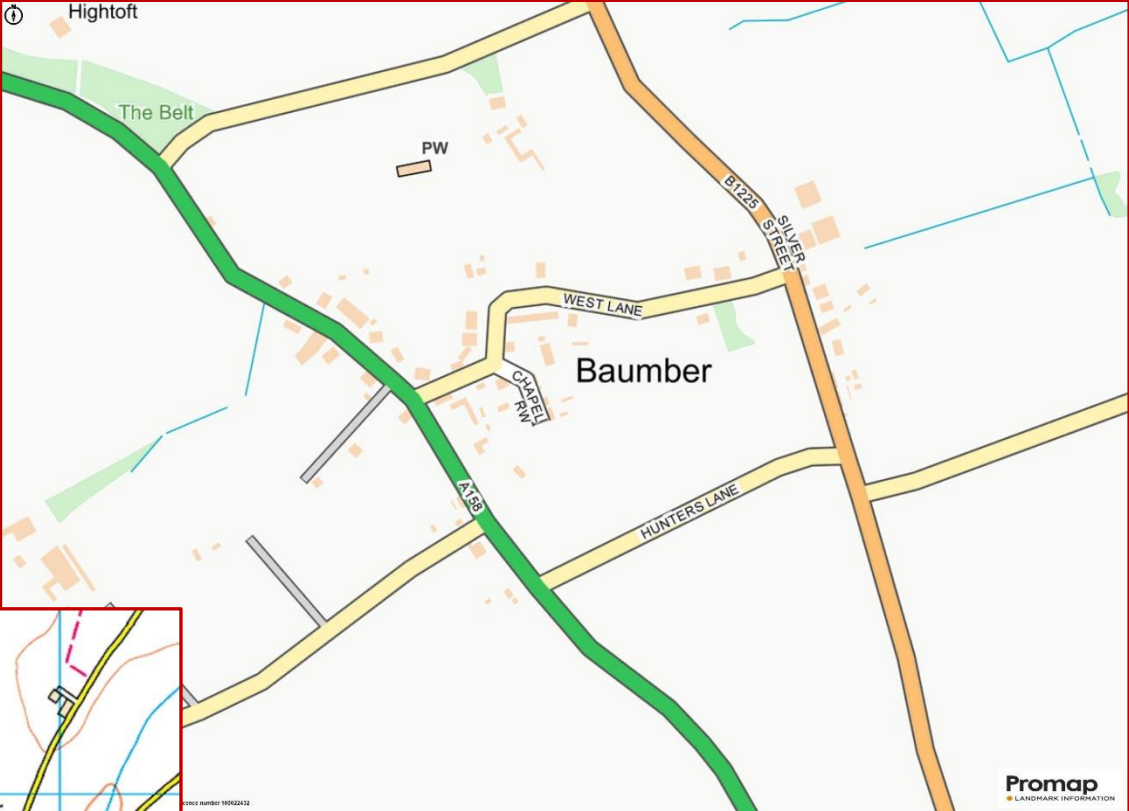
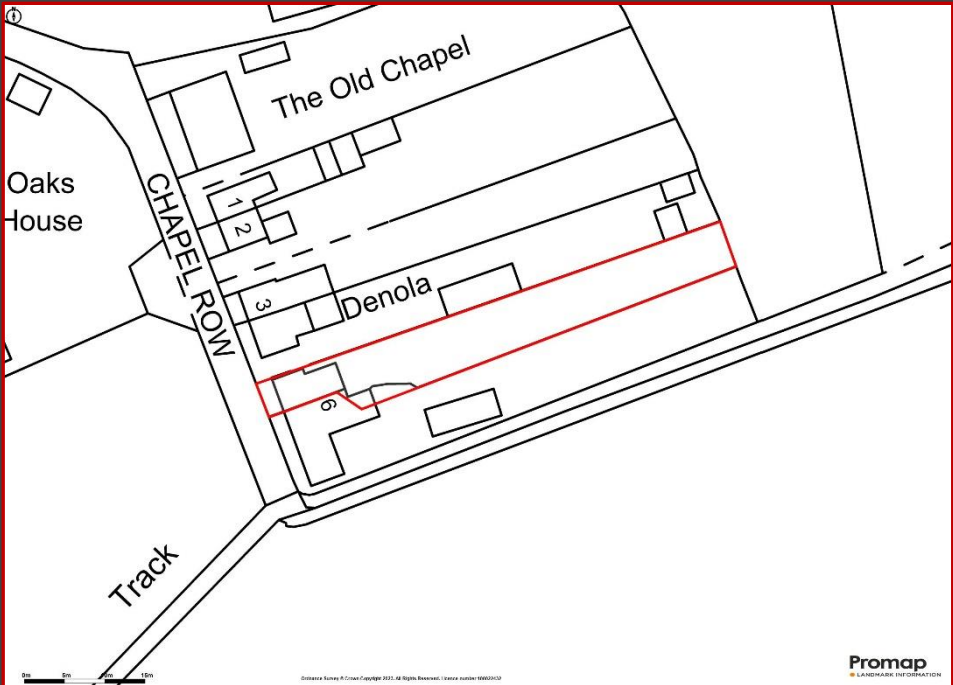


Outside

The property is approached through double metal gates across a shared driveway which is understood to be owned by the neighbouring cottage, but over which number 5 has a right of way to the vehicular entrance into the parking courtyard at the rear. There is also the previously mentioned pedestrian gate set into fencing by the main entrance.

Immediately to the rear of the cottage there is a resin paved parking courtyard of good size, bordered by blockwork with an outside water tap and an external power supply leading into the garden. Beyond this is a line of painted picket fencing with a matching gate opening into the gravelled seating area beyond with a socket for a rotary clothes dryer. Screen trellis work at the rear with a walk-through pergola into the surprisingly long lawned rear garden with gravelled borders to each side, a number of ornamental shrubs and fencing on each side. The lawn culminates in a raised flagstone paved patio bordered by block pavers with gravel beds and retaining sleepers. The patio is sheltered with fencing on three sides and trellis work to the rear and each side. A parking space has also been created in front of the cottage.

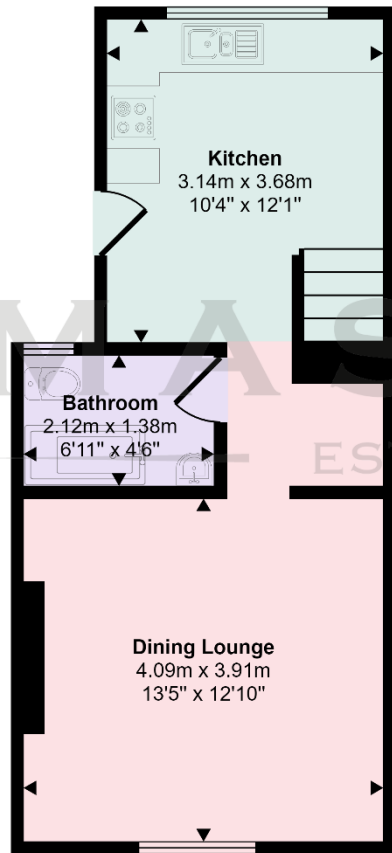




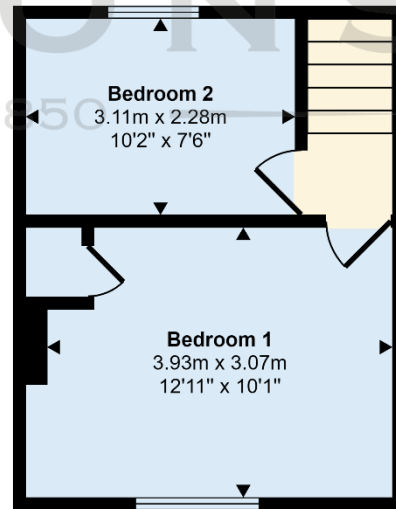
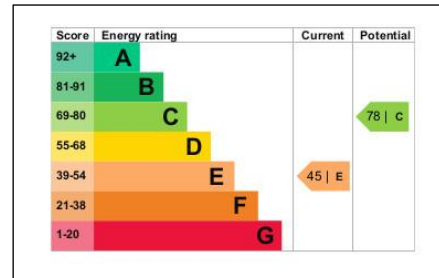
*Location
Maps*

Floorplans And EPC Graph

Approx Gross Internal Area
57 sq m / 618 sq ft



Ground Floor
Approx 34 sq m / 371 sq ft



First Floor
Approx 23 sq m / 248 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Viewing

Strictly by prior appointment through the selling agent.

Location

Baumber is a rural village, well placed for the amenities in Horncastle market town (approximately 4 miles) and also well positioned for commuting to Lincoln (approximately 17 miles). The village has a Grade 1 Listed Church dedicated to St. Swithin, a walled garden and there is also a Grade 2 Listed brick kiln – Lincolnshire's most intact example though not accessible to the public. In the 19th Century the village was well known for its racing stables. Horncastle has a wide range of shopping, recreational and educational facilities including the highly regarded Queen Elizabeth Grammar School

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 whilst drainage is to a private system but no utility searches have been carried out to confirm at this stage. We understand the property to be freehold with the right of way as described above but the legal background has yet to be confirmed by a solicitor. The property is in Council Tax band A.

Cornmarket, Louth, Lincolnshire LN11 9QD T 01507 350500

Important Notice

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