

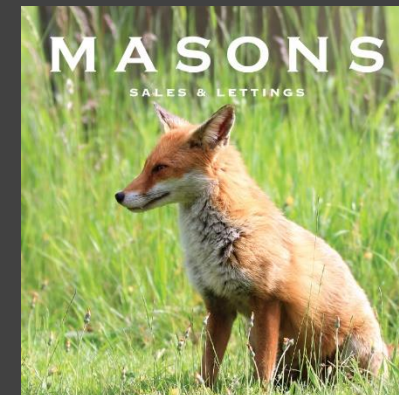


Ash Lodge

Saltfleetby LN11 7TU

**M A S O N S**  
EST. 1850

A charming, detached country cottage set in large mature gardens of around 0.45 acre (STS) with a grass field to the rear (around 2.35 acres STS) having an independent gated access all positioned along a small country lane. 3 good bedrooms and large first floor bathroom, hallways, two reception rooms, kitchen with Aga, shower room, large garden room and stores; driveway to good size detached garage. Generally in need of modernization but affording huge potential. For sale with NO CHAIN.



## *Contents*

*Directions*

*The Property*

*Photo Schedule*

*The Accommodation*

*Viewing*

*The Location*

*General Information*



## Directions

From Louth, take the Legbourne Road and at the roundabout on the town outskirts, take the first exit along the B1200 road. Travel to the Manby Middlegate traffic lights and continue straight ahead here. After several miles, Saltfleetby commences with the long S-bend and then extends for several miles towards the Lincolnshire Coast. Carry on, keeping ahead at the crossroads and on the far side of the village turn right along Mill Lane opposite the Prussian Queen Inn. Follow the lane and at the first left bend, turn right onto Church Lane. Continue until Ash Lodge is discovered, standing back on the left side.

## The Property

This attractive detached country cottage is believed to date back to 1913 and has white colourwashed solid brick walls beneath a pitched timber roof structure covered in natural slate. The majority of the windows are timber sliding sashes or casement style with single glazing (some of which have been renewed over the years), with a replacement uPVC-framed, double-glazed window in the bathroom.

A garden room with a lean-to timber and mineral felted roof has been added to the rear elevation from which there are some lovely views across the gardens towards the paddock beyond. There is also a more recent porch to the side elevation with glazing on three sides and a mineral felt roof covering.

The property has a partial heating system by night storage heaters, together with an electric fan heater in the shower room, log-burner in the sitting room and there is an Aga range cooker in the kitchen with back boiler connected to the domestic hot water system, the latter also heated by an immersion heater within the hot water cylinder. Generally, the property is ripe for modernisation.



# Photo Schedule























## 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 where a part-glazed door opens into an:

#### Entrance Porch

With single-glazed windows to three sides, ceramic tile floor, natural brick-base walls and a wall light. An internal uPVC part-glazed, (double-glazed) door opens into the:

#### Entrance Passageway

With terrazzo tiled floor, four and six-panelled doors on each side opening into the dining kitchen and utility wing and a four-panelled door at the rear into the:

#### Hallway

An attractive hall with a range of part-glazed moulded panels finished in white paintwork and incorporating a complementary door into the sitting room. The staircase rises from the hall with a side screen and turned newel post in white paintwork and there is a multi-pane window presenting attractive views along Church Lane towards the Period houses in the distance. Understairs recess with white panelling to the stairs over and telephone point making this an ideal area for a computer station or desk.

#### Sitting Room

A cosy room with a polished stone pillared fireplace and hearth having an inset log-burning stove with a glazed door. To the side of the chimney breast there is a built-in dresser finished in cream paintwork comprising a base double cupboard with display shelves over. Deep moulded coving to the ceiling, night store heater and multi-pane sash window on the south-west elevation. A ten-pane glazed door opens into the:

#### Garden Room

A spacious room with single-glazed windows on three sides, a glazed door opening onto the main garden, brick base walls and white panelled, sloping ceiling with beam. Quarry-tiled floor and light point to the ceiling. Lovely views across the garden towards the paddock in the distance.

#### Dining Room

An attractive and characterful room with multi-pane sash window to the south-west and north-east elevations. Night store heater, moulded four-panel doors from the hallway and into the adjoining dining kitchen and a built-in dresser by the chimney breast with base double cupboard and framed display shelves over.

#### Dining Kitchen

With base cupboard and drawer units, work surfaces and a wide double drainer, stainless steel sink unit with lever taps, matching high-level wall cupboards, ceramic-tiled splashback to the rear of

the sink unit and a terrazzo tiled floor extending through from the entrance passageway.

The heart of this room is the Aga oil-fired cooking range with back boiler connected to the domestic hot water system and the range is finished in enamel cream with black top. Multi-pane sash window to the north-east and south-east elevations, long strip light and roller blind to the smaller window.

#### Utility Wing

Comprising a **Lobby** with terrazzo tiled floor extending from the entrance passageway and continuing through a walk-through opening into the:

#### Utility Room/Pantry

With plumbing for washing machine, wall shelves, multi-pane sash window facing the drive, power points and light. The lobby also gives access to the:

#### Ground Floor Shower Room

Fitted with a coloured suite set into a vanity unit and comprising low-level WC with concealed cistern and oval wash hand basin with double cupboard beneath, and positioned in a beech-effect surround with ceramic-tiled splashback. Electric heated towel rail, wall electric fan heater, multi-pane window and extractor fan. The shower cubicle has a Redring electric instant shower unit and is finished in splash-boarding to two sides and glazed screens with a sliding glazed door.

**First Floor Landing**

An attractive area with white painted, turned balustrade extending to form a gallery around the stairwell. Painted beam, ceiling light and multi-pane sash window facing south-west. Four-panelled doors off to the bedrooms and bathroom.

**Bedroom 1**

A spacious double bedroom which is dual aspect having multi-pane sash window to the south-west and north-west elevations. There is a small feature cast iron fire surround to the chimney breast, together with a good size built-in, double-door wardrobe at the side having clothes rail and shelving over. Coved ceiling and night store heater. Attractive views along Church Lane and also to the open fields facing.

**Bedroom 2**

A double bedroom with multi-pane sash window to the south-west and south-east elevations. Good size built-in, double-door wardrobe with clothes rail and shelving over, together with a range of complementary base cupboards and a display shelf/plinth. Coved ceiling and views from the main window across the garden and along Church Lane.

**Bedroom 3**

A third double bedroom (presently a single bedroom of excellent size) with a range of built-in base and mid-level store cupboards with book shelves over and further display shelves on the

opposite side of the chimney breast. Multi-pane sash window facing north-east and internal connecting door to the:

**Dressing Room**

A cosy room with pine wall shelving, trap access to the roof void and a multi-pane sash window.

**Bathroom**

White suite of pine-panelled, enamelled bath, and bracket wash hand basin, each with vitrolite splashbacks and low-level WC. Double-glazed, uPVC-framed sash window on the north-east elevation. Airing cupboard containing copper hot water cylinder with immersion heater on timer and top cupboard housing the cold-water cisterns. Electric night store heater.

**Outside**

There are independent gated entrances from Church Lane to the cottage and the paddock. Ash Lodge is approached over a driveway which is initially walled before continuing around the cottage to the detached garage at the rear. There is ample space to park several vehicles.

The detached **Garage** is a good size and has twin-skin brick and block walls under a pitched roof with tile covering, under-drawn with felt. There is a metal up-and-over door, side window, led strip lights and power connected. Adjacent is a brick-built wood store and there is a timber garden shed

to the rear. Close to the side porch there is a small timber garden shed.

The gardens are a delightful feature of the property, extending to almost half an acre and principally laid to lawn, surrounded by mature trees and shrubs.

When in leaf, the latter maintain seclusion and privacy whilst during the winter months the views over the surroundings open up revealing two character properties to the south, open fields on the opposite side of the lane, views across the owned paddock to the rear and there is a working farm on the east side.

The land to the rear is presently agricultural and has an independent gated access from Church Lane but affords potential for equestrian, hobby farm, horticultural or leisure use, subject to obtaining any necessary planning permission for change of use.

In total the grounds extend to approximately

**2.8 acres (STS)**

**Overage**

The sale contract will include an overage clause reserving a 50% share of any uplift in value achieved by obtaining planning permission for any additional residential dwellings within the grounds.



## Viewing

Strictly by appointment through the selling agent.

## Location

The property stands in the rural village of Saltfleetby along a little-used country lane leading to just a small number of character homes and is positioned away from main roads in a predominantly agricultural area. The village was for many years named as three areas of Saltfleetby according to the respective parish churches and Ash Lodge is just across the road from the Church of All Saints, approximately 10 miles from the market town of Louth.

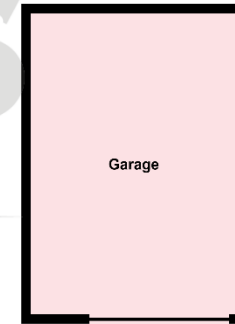
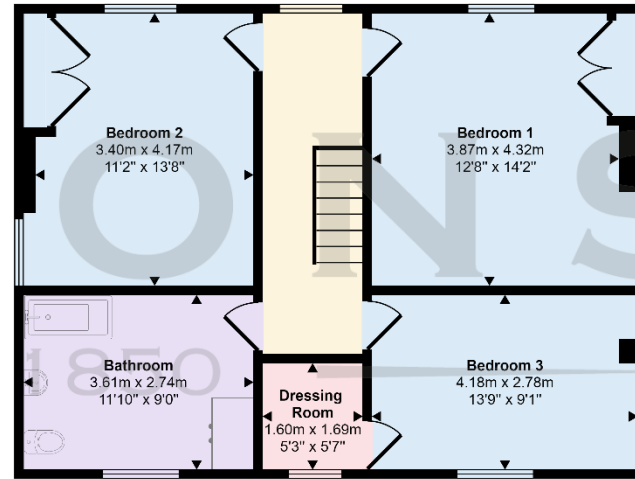
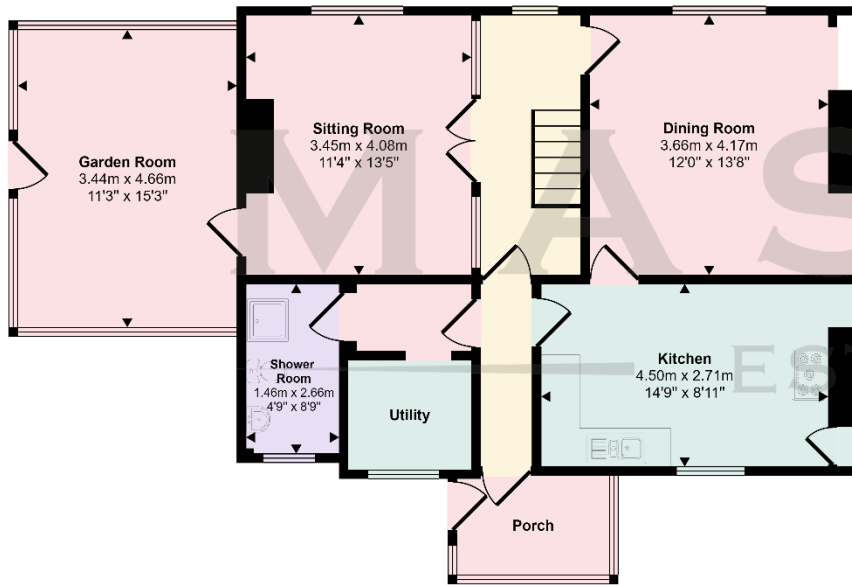
Popular with locals and tourists alike, Louth has numerous independent shops, three main supermarkets, schools and academies including the King Edward VI Grammar, and a wealth of recreational facilities such as cinema, theatre, sports centres, swimming pool, golf course, tennis academy etc. The rural area is popular with equestrians and day passes can be acquired to ride on the nearby beaches or there are miles of green lanes and bridleways. The Kenwick Park Leisure and Equestrian Centre is on the Louth outskirts.

Just a short distance to the east of Saltfleetby is the popular coastline and at the nearest point this has direct access to miles of nature reserve and walks along the sand dunes. Several miles to the north are Cleethorpes and Grimsby while further south the coast reverts to long sandy beaches stretching for miles past resorts and villages leading eventually to Skegness and Gibraltar Point.

## General Information

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. The photographs show the property at different times of the year. 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 image shows the approximate position of the boundaries which should also be carefully checked against the title plan. 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. The property is in Council Tax band C.





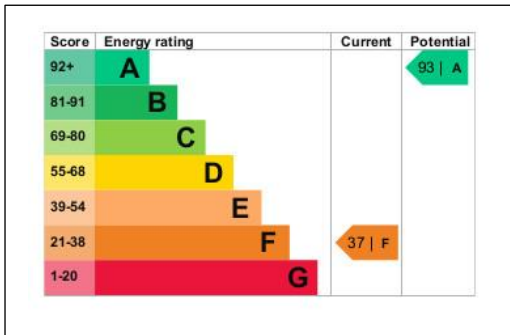
Ground Floor  
Approx 88 sq m / 943 sq ft

First Floor  
Approx 69 sq m / 747 sq ft

Garage  
Approx 15 sq m / 165 sq ft

*Open fields opposite the property  
and the church adjacent*

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.



Floorplans and EPC Graph



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.