



M A S O N S
EST. 1850

3-4 North Farm Cottages
Withcall, LN11 9QY

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01507 350500

A rare opportunity to acquire a delightful four bedroom, detached cottage positioned at the top of the Lincolnshire Wolds and benefitting from superb panoramic views of rolling countryside. The property is positioned on a very generous plot of 0.4 acres (sts) with extensive gardens and ample off-street parking with garage. Internally, the property benefits from original period features with contemporary fixtures and fittings offering open plan accommodation comprising three reception rooms, four bedrooms and two bathrooms. Viewing is highly recommended to appreciate the superb setting of this family home.



Directions

Proceed out of Louth on Horncastle Road and at the top of the hill, take the right turning for Hallington along Halfpenny Lane. Travel some distance to the village of Hallington and bear right on the fork. Continue along the road up the hill. After travelling through the Wolds countryside for some distance you will arrive at an elevated position at North Farm Cottages and the property will be found second on the right.

The Property

Believed to date back to the early 1900s and formerly being two farm cottages converted into one large, detached house and positioned on a very generous plot of 0.4 acres (sts). The property benefits from uPVC





double-glazed windows with matching fascias, soffits and guttering with heating provided by an oil-fired central heating boiler supplemented by a log-burner positioned in the lounge.

Accommodation

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

Entrance Hall

Accessed via a red composite door into the spacious hallway with vaulted ceiling, solid wood flooring, windows to both sides and neutral decoration. Large cupboard to side and part-glazed doors leading into kitchen and utility.

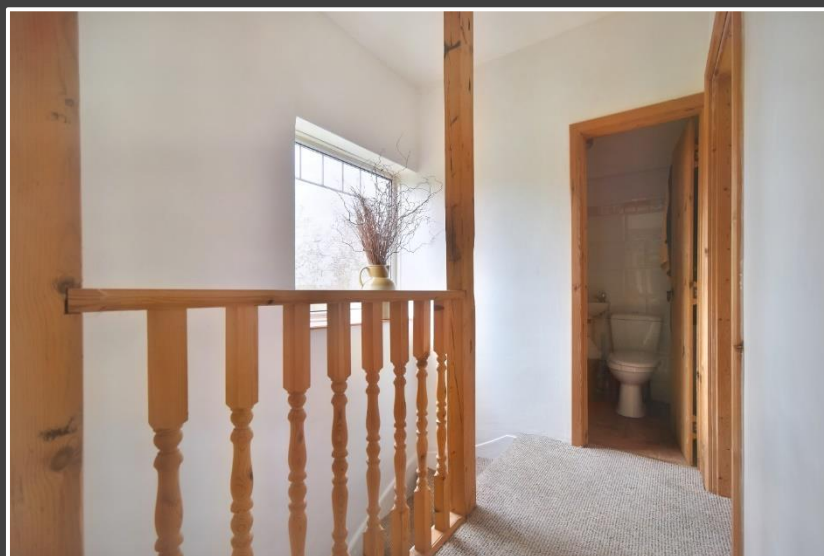


Utility Room

Range of base and wall units with solid timber doors, worktop and one and a half bowl stainless steel sink. Space and plumbing provided for washing machine and space for further white goods. Solid timber flooring.

Kitchen Dining

A superb open plan family entertaining room having a smart fitted kitchen, large range of base and wall units finished in blue with Shaker style doors and chrome handles, solid timber work surfaces and matching island to centre. Single bowl white resin sink with chrome mono mixer tap, large bay window to front and attractive tiling to splashbacks. Space provided for dishwasher and under-counter fridge/freezer. Single electric oven and induction hob above with extractor fan. Door giving access to staircase to first floor and tiled flooring leading into the dining area with timber flooring. Patio doors and window to rear, exposed timber beams to ceiling. Oil-fired boiler located within a cupboard. Opening around to the side to a snug area with further windows and vaulted ceilings with twin skylights.





Lounge

A spacious reception room with large bay window to front and patio doors to the rear side into conservatory. Large log burner to chimney breast with timber mantel piece. Door to side into cupboard and further door giving access to the second staircase. Solid timber flooring and exposed beams to ceiling. Door leading to:

Conservatory

Timber-framed conservatory fully glazed to the perimeters. Patio doors onto the garden and having polycarbonate roof panels, wood-effect flooring.

Ground Floor Bathroom

Roll top bath with taps and hand shower attachment, fully tiled walls and tile-effect flooring. Frosted glass window to side, wash hand basin and low-level WC. Spotlights to ceiling and heated towel rail to wall.



Landing 1

Carpeted staircase and landing with timber spindles, large window to side, solid timber doors into bedroom 1, 3 and shower room.

Bedroom 1

Large double bedroom in L-shape with windows to two aspects, ample space for wardrobes and feature fireplace to one side. Vaulted ceilings and timber flooring.

Shower Room

With large walk-in shower, electric shower unit with screen to side, low-level WC and wash hand basin. Tiling to walls, smart tiled floor and vaulted ceiling.





Bedroom 3

Double bedroom with window to rear, vaulted ceilings and solid timber floors. Connecting door through to bedroom 4.

Landing 2

Staircase accessed off the lounge, carpeted with timber spindles, large window to side, loft hatch giving access to the roof space. Door giving access to large linen cupboard with shelving and hanging rail provided, also housing the hot water cylinder. Access to bedroom 2 and 4.

Bedroom 2

A large double bedroom with built-in wardrobe to one side. Windows to two aspects, vaulted ceilings, carpeted flooring and boxed bulkhead above staircase.

Bedroom 4

Large range of built-in wardrobes to one side, window to rear, vaulted ceiling and timber flooring with connecting door through bedroom 3.



Outside

To the front the property is accessed via a double entranced driveway having mature trees and bushes, laid to lawn. Gravelled sweeping driveway with pathway leading to front door. Driveway extending down the side of the house through double timber gates leading to the garage.

Garage/Workshop

Double timber doors and windows to side and rear having lights and electric provided. Currently used as a workshop, being of blockwork and timber construction with corrugated metal roof.





Rear Garden

Having block-paved patio, outside tap and lighting, ideal for al fresco dining. To the side is a gate into a vegetable garden having planted borders and greenhouse to one side. The garden then extends into a very large lawned space with mature trees and bushes, perimeters made up of hedging and fencing with an open outlook to the rear overlooking the rolling Wolds countryside with unobscured views for miles. To one side is a large polytunnel, perfect for the green fingered gardener.

Location

Nestling in the Lincolnshire Wolds area of outstanding natural beauty, Withcall is a small country village having its own church of St Martin and railway heritage. Situated close to the market towns of Louth, Horncastle and Market Rasen—each of which provides a variety of shopping, recreational, schooling and leisure facilities. The nearby Donington-on-Bain (2 miles) has a village shop, post office, a primary school, community allotments, the Black Horse public house



and the Grade II listed Church of St Andrew.

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 but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band D.

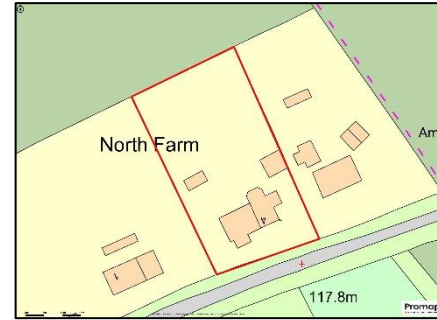




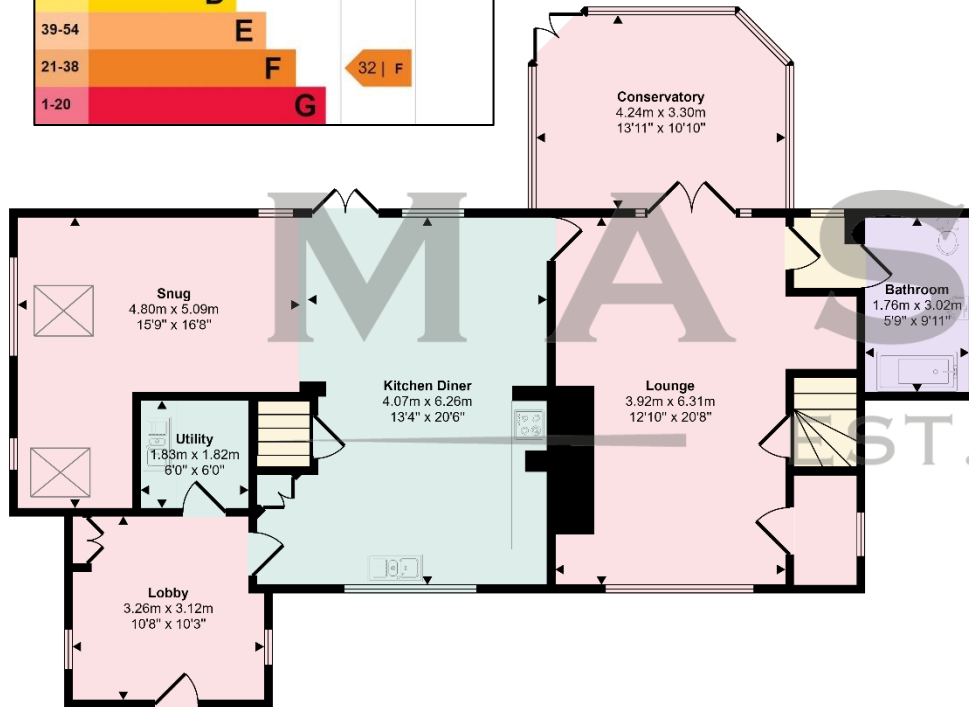
Floor Plans, Location Plan and EPC Graph

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

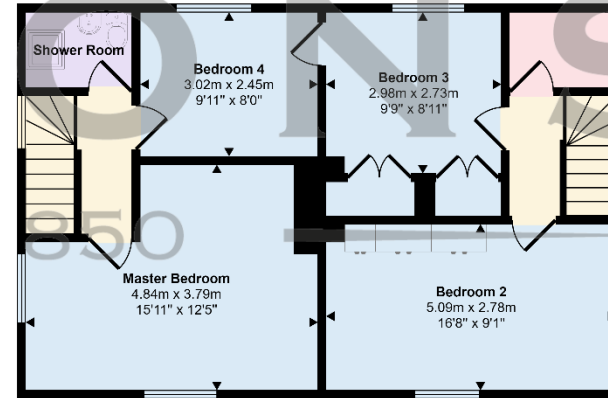
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	32 F	
1-20	G		



Approx Gross Internal Area
204 sq m / 2193 sq ft



Ground Floor
Approx 114 sq m / 1222 sq ft



First Floor
Approx 65 sq m / 700 sq ft



Garage/Workshop
Approx 25 sq m / 271 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.



Cornmarket, Louth, Lincolnshire LN11 9QD T 01507 350500

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