

MARSH & MARSH PROPERTIES

Pear tree Cottage, Main Road, Covenham, St Bartholomew, LN11 0PF

£325,000



****ATTENTION TO ALL RETIRED COUPLES, ANYONE LOOKING TO DOWNSIZE OR ANYONE LOOKING FOR A HOLIDAY LET/AIR BNB BUSINESS**** Dating back to the 1800's this is not a property to overlook and therefore a viewing comes strongly advised to fully appreciate what is on offer, both internally and externally. This **THREE DOUBLE BEDROOM** property is presented to a high spec and standard throughout where no expense was spared, you will not have any surprising cost after you move in. Only twenty minutes' drive from Grimsby and ten minutes from the quaint market town of Louth this is situated in the heart of this sought after rural village of Covenham with a large rear garden, lovely local walks including Covenham Reservoir and only a 15/20 minutes' drive to the beach. The property comprises of; Dining kitchen, lounge, cloakroom, three double bedrooms and a superb house bathroom. Externally, along with the large rear garden there is a driveway and a larger than average detached garage.

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DINING KITCHEN 7.2 x 3.6m (23'9 x 11'9)



A wide range of wall and base units provide ample storage space with under unit lighting and a complimentary stone effect worktop. There is a

built-in Whirlpool electric oven, Zanussi halogen hob and a Neff cooker extractor fan above, all installed in December 2022. There is also a space and plumbing for both a washing machine and a dishwasher. The asterite dark grey sink is complimented by the chrome mixer tap and splash back tiling. To complete this room is the LVT wood effect flooring, radiator, rear UPVC window with a picturesque outlook, front UPVC door and UPVC French doors which open out to the rear garden and provide the lovely views whilst you are dining.

LIVING ROOM 4.2 x 4.5m (13'9 x 14'9)



Centre stage of this room is the multi-fuel stove which is set on a black marble hearth and further

complimented by the impressive solid oak fire surround. Three UPVC windows provide a dual aspect outlook along with an abundance of natural light. Radiator.

CLOAKROOM



This modern room is complimented by the Mermaid wall panels and comprises of a low flush toilet and a floating vanity sink unit with a chrome mixer tap. To complete the room there is a designer towel radiator and an extractor fan.

INNER HALL

The inner hall links the living quarters to the bedrooms and the house bathroom.

BEDROOM ONE 4.2 x 3.6m (13'11 x 11'9)



This is a double room with the German made designer wardrobes and drawer unit included in the sale. Designer wallpaper, radiator and a UPVC window.



BEDROOM TWO 3.2 x 3.6m (10'4 x 11'9)



A double room with built-in wardrobes and cupboards, radiator, loft access and a UPVC window.

BEDROOM THREE/SECOND RECEPTION ROOM 3.3 x 4.5m (10'11 x 14'9)

Another double room which the current owners use as a wonderful reception room to take advantage of the outlook through a glass panelled UPVC door and glass side panels which open out

to the rear garden. Completing the room is designer wallpaper, radiator, and a side UPVC window to add to the natural light.



BATHROOM



This stunning and stylish four piece bathroom suite will not fail to impress. Immediately you are drawn towards the freestanding copper and nickel bathtub designed by Coppersmith creations with a wall mounted waterfall tap and shower head. To further compliment this room is the walk-in shower cubicle, low flush toilet and the vanity sink unknit with a chrome mixer tap. To finish the room off to a high spec are the Mermaid wall panels, copper towel rail, extractor fan and a UPVC window.



WOOD CABIN 5.8 x 2.8m (19'0 x 9'2)



What a terrific addition to the property. This is a beautiful and spacious place to escape and relax

or an on site office, working studio, man shed, kids play den to name just a few of the many uses that this could be used as. There is a working wood burning stove to keep you warm in the colder months, five windows cover a dual aspect to provide ample natural lighting along with magnificent views across the paddock and beyond. This cabin has power, light and is accessed via French doors.



measuring 3.1 x 5.9m. It is accessed through an up and over door along with a side door. It also boasts power and light.



EXTERNAL



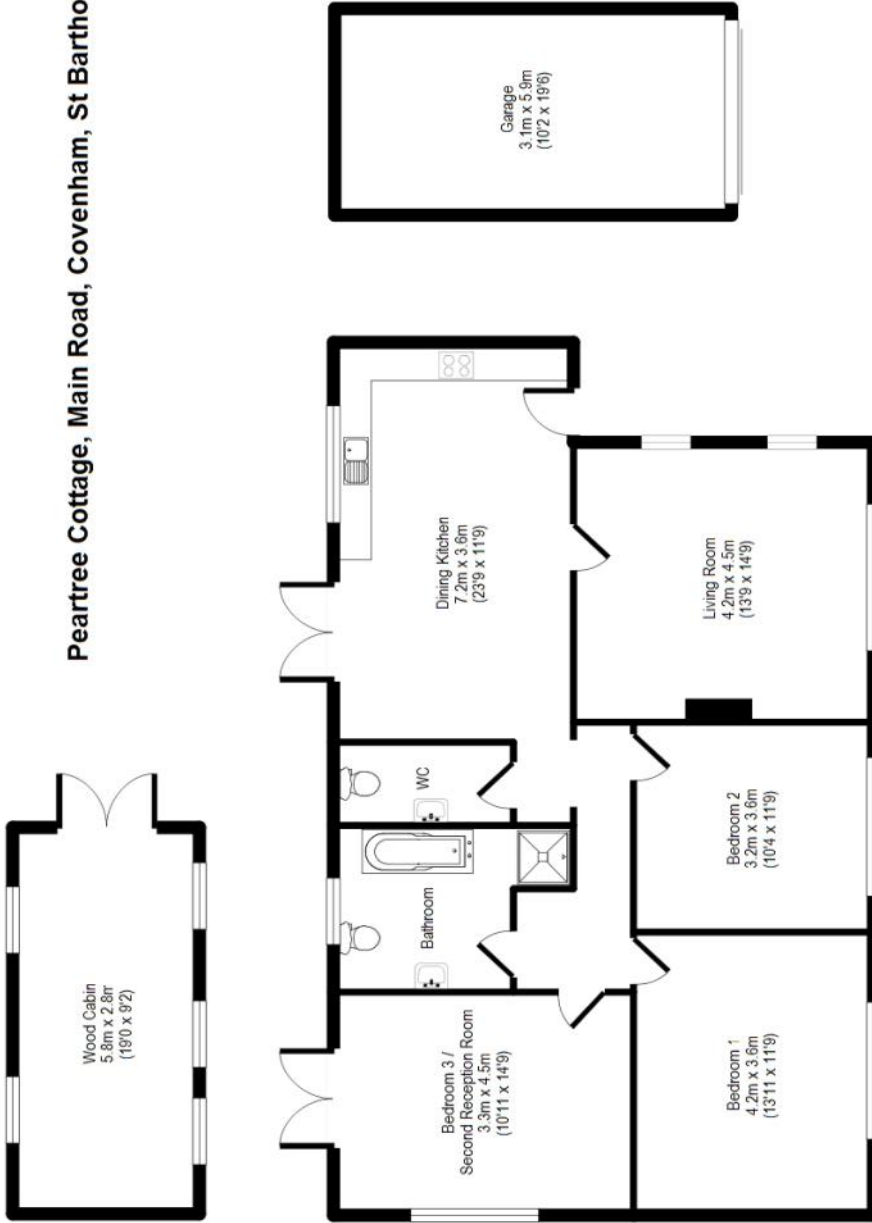
To the front of the property is a minimal maintenance pebble/shingle garden along with a driveway which is accessed via wrought iron double gates and leads to the detached garage. The garage is larger than your average garage,

The rear of the property really has the 'WOW' factor. This is the lifestyle that anyone would be looking for and be happy with, especially in the warming months. This is an extensive, private garden with pleasant views and is a real suntrap which catches the sun from dawn to dusk. This stunning area boasts a large lawn area and several seating areas which is fantastic for those who love to entertain with easy and quick access to the kitchen. There is an external cold water tap and lighting. A metal garden shed measuring 2.5 x 2.2m provides added storage space. There is an enclosed side area which houses the oil tank that supplies the external combination boiler.



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