



Corner House, Tathwell Road, Haugham, LN11 8PU

M A S O N S
EST. 1850

Corner House , Tathwell Road, Haugham, Louth, LN11 8PU

Positioned in an idyllic Area of Outstanding Natural Beauty within the Lincolnshire Wolds is this completely renovated and extended three-bedroom, detached cottage finished to exacting high specifications. The property offers spacious accommodation with open plan kitchen diner, lounge and sitting room with feature fireplaces, utility/shower room whilst to the first floor are three bedrooms and further shower room.

Externally, the property sits on an extensive plot of quarter of an acre (sts) with panoramic views of countryside with unobscured views for miles while benefits from a new detached garage, ample off-street parking and beautifully maintained gardens.



Directions

From St. James' church in Louth proceed south along Uppgate, carry on through the traffic lights and proceed out of town to the bypass roundabout. Carry straight on along the A16 and look for the next right turning towards Haugham and Tetford. Take this turning, follow the lane and after a short distance the property will be found on the right side.

The Property

The property has brick-faced walls with pitched and hipped timber roof covered with slate tiles. Believed to date back to the 1840s, the property has undergone a comprehensive renovation and extension project which completed in early 2021. This included erection of a brand new rear extension which houses the kitchen diner. Some of the works carried out include complete repointing of brickwork, complete new plumbing and central heating system with radiators and a four year old Worcester oil-fired boiler, having one year remaining in warranty with new oil storage tank.

Extensive re-wiring and works were carried out to building regulations. The property was completely insulated to floors, walls and ceilings and finished with







all new plastering, brand new fitted kitchen and bathrooms, complete with new windows and doors throughout with the remainder of the 10 year warranty. In addition, a solid oak staircase was fitted, together with solid oak internal doors. The property also has a brand new brick-built detached garage along with new access driveway and complete landscaping of the gardens and fencing.

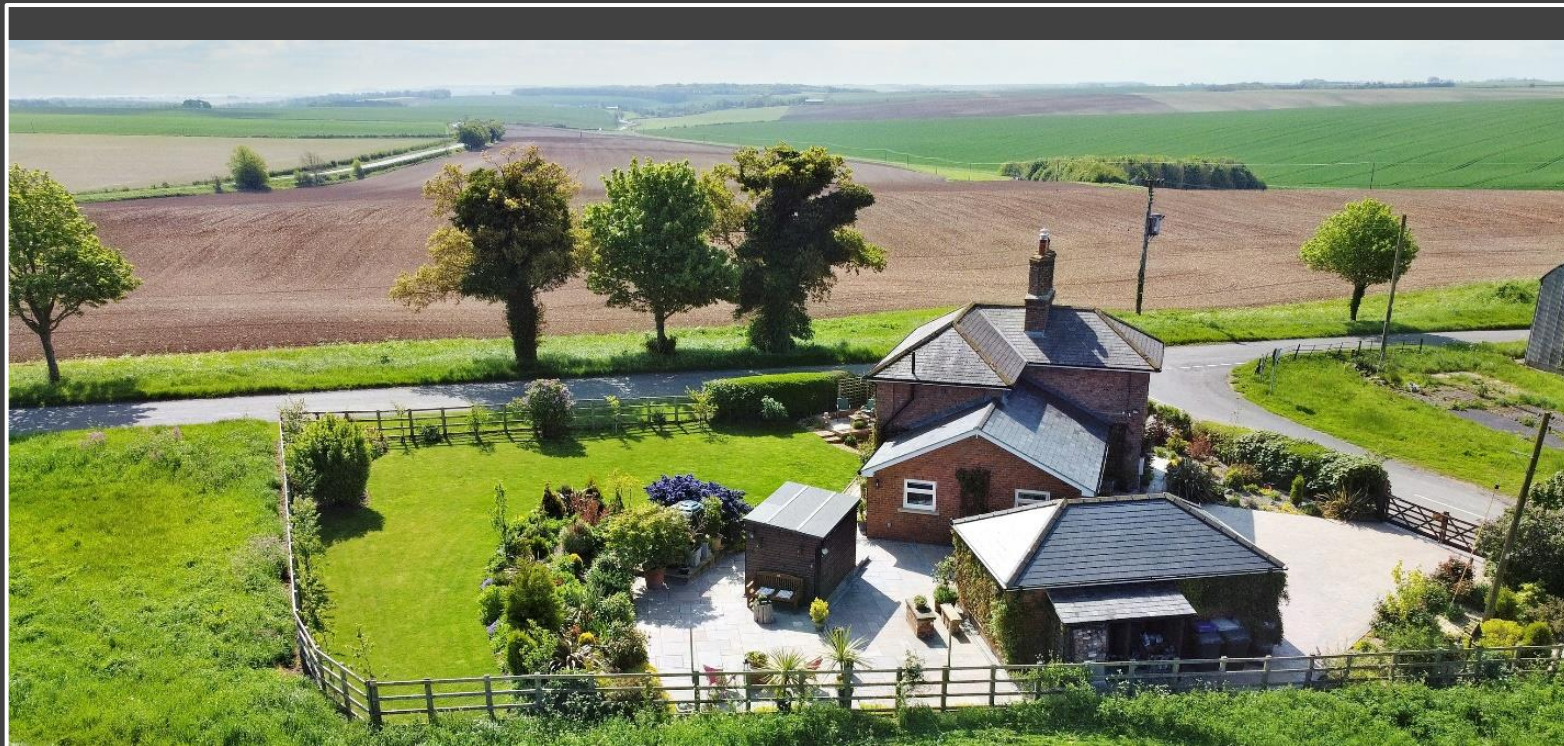
Accommodation

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

Dining Kitchen

Accessed via a part-gazed, oak-effect composite door into the large, open plan L-shaped dining kitchen being housed within the new extension. A superb and bright room with windows to all side having an extensive range of base and wall units recently fitted made by Wren kitchens, having white carcasses with Shaker style sage green doors with chrome handles. Extensive range of





cupboards and deep pan drawers, luxury granite work surfaces with matching upstands with inset Belfast sink with cut drainage grooves. Good range of built-in, high quality appliances including Bosch dishwasher, AEG five-ring induction hob and Russell hobbs extractor and to one side, twin AEG single fan ovens. Space provided to side for American style fridge/freezer. To the opposite side is a range of matching base units with deep drawers and cupboards and open shelving, having solid oak woodblock worktop. Stone flag flooring throughout, contemporary vertical radiators and opening into dining area. Spotlights to ceiling and roof hatch giving access to loft space. Central heating thermostat to wall and door into:

Pantry

Off the kitchen and fitted with shelving to sides and rear, perfect for food storage and further Cloakroom Cupboard to side, fitted with shelving, ideal for coats and shoes.

Central Hall

Having recently fitted solid oak staircase leading to first floor, overhead cupboards housing the electric consumer units.





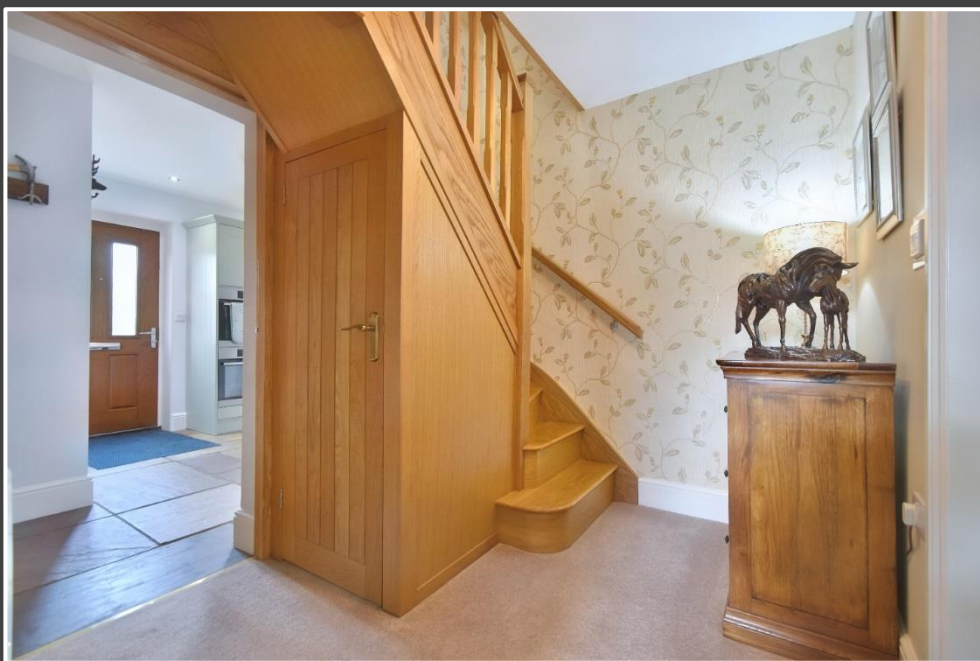
Useful understairs storage cupboard and solid oak doors into principal rooms. Carpeted floor.

Utility/Shower Room

A superb addition housing the Worcester oil-fired central heating boiler, solid wood worktops and cupboards to side. Wash hand basin, low-level WC and corner shower cubical with Mermaid panelling and Triton electric shower unit. Extractor fan to wall, frosted glass window to side and space and plumbing provided for washing machine and tumble dryer. Marble-effect tiling to floor.

Lounge and Sitting Room

Superb open room separated by large central dual-sided fireplace and chimney breast housing Woodwarm multi-fuel burners to both aspects



with patterned tile backing and slate hearths with brick surround. Part-glazed composite front entrance door, windows to two aspects. Period style column radiators, neutral decoration and carpeted floor. Fitted blinds to windows.

First Floor Landing

With solid oak banister and spindles, two-part hallway with step up, loft hatch to roof space and smoke alarm. Feature wallpaper to wall, carpeted floor and oak hand rails. Panelled doors to bedrooms and bathroom.

Master Bedroom

A generous double bedroom with superb views to front over rolling Wolds countryside. Feature inset open grate fire with timber surround and tiled hearth to chimney breast. Attractive wallpaper in part to walls, grey carpeted floor and having good range of built-in wardrobes with cupboards and drawers. Also including the king size bed base as part of the sale.

Bedroom 2

A further generous double bedroom with windows to two sides, carpeted floor and having range of built-in gloss grey wardrobes with cupboards and drawers. Grey carpeted floor.





Bedroom 3

Single in size with window to side and oak-effect flooring.

Shower Room

Newly fitted suite consisting of large shower cubicle with thermostatic mixer, attractive grey tiling and fully tiled walls to the remainder with feature mosaic pattern across the central band. Low-level WC, wash hand basin with cupboards below and further storage to side. Mirror above, with white heated towel rail to side. Attractive tiling to floor, inset spotlights to ceiling and extractor fan to wall.

Detached Garage

Recently constructed, this extra long and extra wide garage is larger than average, having insulated brick-faced walls with pitched timber roof construction covered in slate tiles. Remote electric roller door, pedestrian



side access door in wood-effect composite, further window to side and having light and power provided. Fitted work bench and shelving to far end.

Garden Shed

A very solid newly constructed timber shed, clad in tongue and groove panelling, sloping roof with felt covering, power and light provided. Ideal for storage of garden machinery or could be utilised as workshop.

Outside

Accessed via five-bar double timber gates onto a block-paved driveway providing extensive parking for multiple vehicles. Mixture of post and rail fencing and hedging to perimeters with wire mesh making the whole garden pet-proof. Borders planted with mature shrubs, bushes and trees. Superb views of rolling Wolds countryside to all side and step up onto riven-paved entrance to side door with brick-built post box to side. Outside lighting provided, CCTV system and multiple external power points. The main front of the property benefits from low-maintenance gardens. Further power points and hot and cold outside tap







opening to a large lawned area, well maintained and having raised patio area with brick boundary wall and riven-paved slabs extending to the rear of the property providing ideal space for relaxing of a summer's evening. Brick-built and slab-top coffee table and bench to side. Concrete base to side housing the oil storage tank. Further raised lawn area with planted borders, steps up to garden shed and path to driveway giving access to the garage, at the side of which is a useful sheltered log store.



Location

The property stands in open countryside designated an Area of Outstanding Natural Beauty and is approximately four miles to the south of Louth market town. Louth is a popular town well known for its thrice-weekly markets and a range of individual shops, together with supermarkets, primary, secondary and grammar schools, cinema, theatre and a number of sports facilities including the recently-built Meridian centre. There are golf courses both in town and on the

outskirts of the Kenwick Park leisure centre. Main business centres are in Grimsby, Lincoln and Boston. The Call Connect bus passes the property on a regular basis, ideal for commuting to Louth and surrounding villages.

Viewing

Strictly by prior appointment through the selling agent.

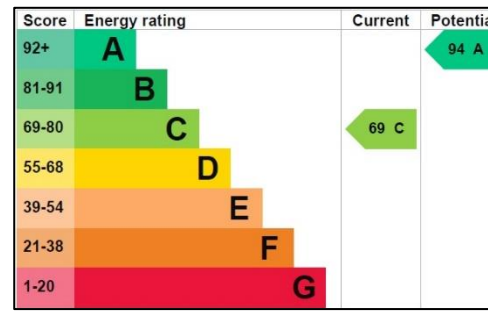
General Information

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, water and private drainage system but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band B.

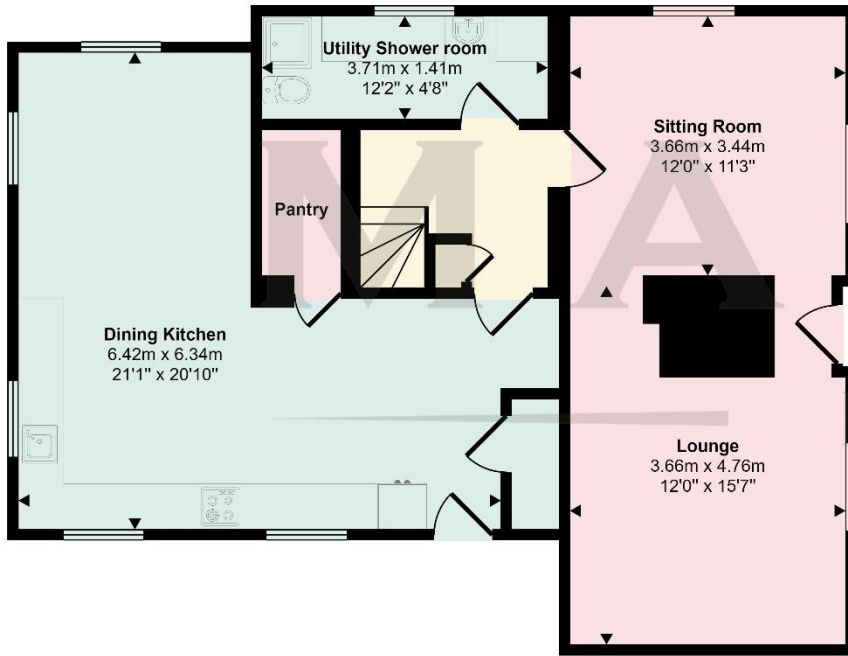


Floor Plans, Location Plan and EPC Graph

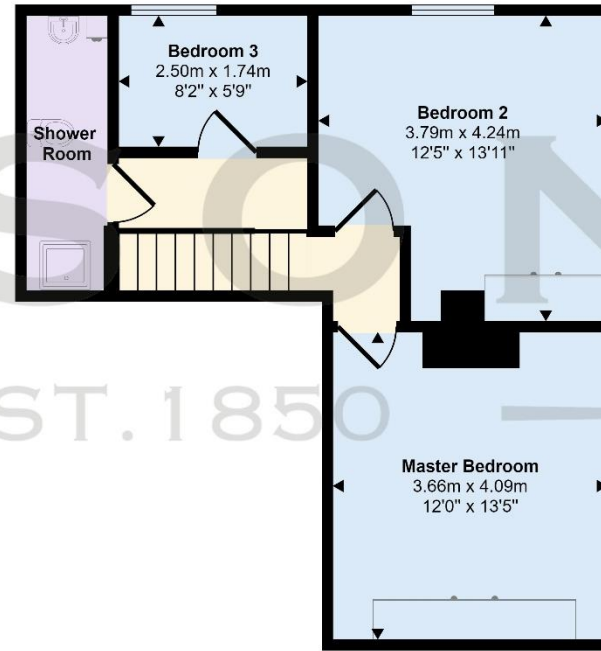
NB A PDF of the full Energy Performance Certificate can be emailed on request



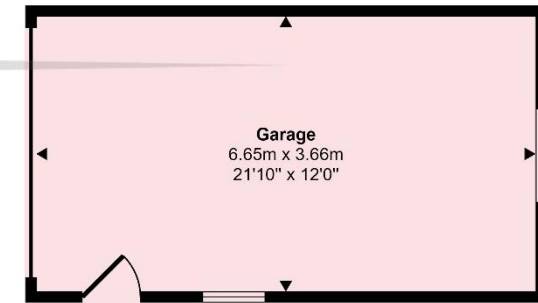
Approx Gross Internal Area
148 sq m / 1592 sq ft



Ground Floor
Approx 79 sq m / 846 sq ft



First Floor
Approx 45 sq m / 484 sq ft



Garage
Approx 24 sq m / 262 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.

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- (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;
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