



REMUDA, AUTHORPE
LOUTH LN11 8PG

M A S O N S
EST. 1850

ABOUT REMUDA....

A rare opportunity to acquire a three bedroom dormer bungalow set within grounds of around 1.58 acres (STS), comprising a good range of outbuildings including garage, workshop, field shelter and pig shed with paddock laid to grass pasture creating a superb equestrian or horticultural opportunity. Although the property is in need of a full scheme of modernisation, it is located in a highly desirable village in the foothills of the Lincolnshire Wolds, in a private setting well positioned between the market towns of Louth and Alford.

The Property

Believed to date back to 1932, of brick-faced construction with pitched timber roof construction covered in slate tiles with one bedroom located to the first floor and benefitting from double-glazed windows. Heating is provided by way of a solid fuel central heating system positioned in the kitchen with hot water storage tank and is supplemented by solar thermal water heating panel positioned on the roof, creating an efficient system. The property has retained its original fireplaces with multi-fuel burner to the





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ACCOMMODATION

lounge. The mature formal gardens surround the home which are in need of landscaping. At the side of the drive is an excellent vegetable plot with fruit cage and greenhouse. The outbuildings are positioned to the rear with gate through to the paddock which lends itself to equestrian, horticultural or leisure use, subject to any necessary consents, and benefits from a wide range of mature tree species and fruit trees.

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





Entrance Porch

Of timber construction with slate tiled covering, courtesy lighting and part-glazed timber door into:

Entrance Hall

Centrally positioned with original Period timber doors to principal rooms. Staircase to first floor with understairs storage cupboard, door chimes to wall and carpeted floor.

Lounge

A spacious reception room with windows to three aspects with dado rails to wall, neutral decoration, carpeted floor, Period fireplace with tiled surround and hearth, inset multi-fuel burner and shelving to side alcove. Cupboard at the side housing the electric meter and consumer unit. Carpeted floor.

Breakfast Kitchen

A range of base and wall units with single bowl stainless steel sink, water filtration tap and hot water heater. Space and plumbing for washing machine and free-standing electric cooker. Multi-fuel stove to chimney



LOOKING WEST OVER REMUDA TO THE LINCOLNSHIRE WOLDS



breast which connects to the hot water and heating system. Original terracotta tiles and door through to:

Pantry

Large store room with shelving and worktop, window to rear and terracotta tiled floor. This room has the potential to be knocked through to the kitchen, creating one large kitchen diner.

Rear Porch

Having uPVC part-glazed door, sloping polycarbonate roof covering with electric consumer unit. Security sensor lighting. Tile-effect floor and door through to:

WC

High-level WC, frosted glass window to side with extractor fan, timber panelling to walls.

Coal Shed

Located off the rear porch, making a useful storage space with built-in cupboard to side and light provided.





Bedroom 1

A good size double with built-in wardrobes, window to side and carpeted floor.

Bedroom 2

A further double with windows to two aspects, corner fireplace and carpeted floor.

Bathroom

Panelled bath with thermostatic shower mixer, tiling to all wet areas, wash hand basin, bidet and compostable toilet system. Frosted glass window to rear and tile-effect vinyl cushion flooring. Cupboard to side with shelving, ideal for laundry. Wall-mounted Dimplex heater.

First Floor Landing

Timber staircase with carpeted treads and small door into loft space.

Bedroom 3

A further and final double bedroom with part-vaulted ceilings, twin windows to gable end and access to water tanks.

OUTSIDE/LAND

Workshop

Timber construction with lights and electric.

Garage

A single garage of timber construction with pitched roof structure. Concrete floor, lights and electric provided with double timber doors to front. Adjacent the garage are a range of greenhouse and timber sheds and storage units with water collection butts attached.

Pig Shed

With brick lower walls with timber roof construction covered in corrugated sheets. Concreted floor and lights provided with





stable style door. Ideal for housing animals such as pigs, chickens, etc.

Field Shelter

Ideal for equestrian use of timber construction with overhanging eave, pitched roof with electrics provided, earth floor.

Gardens

Accessed via double timber gates from the road with long grassed driveway and paved pathway to side leading to the rear of the property and garage. To the left-hand side is a large, separated vegetable garden, currently overgrown, with fruit cage and smart greenhouse. The front garden is made up of mature trees and bushes, currently overgrown and needing attention, hedged perimeters. A good range of mature fruit trees with path extending to the rear boundary accessible by vehicle, passing the field shelter with galvanised gate into:

Paddock

A mature paddock laid to mature grass pasture with large range of mature trees, together with fruit trees and rose bushes, with the paddock narrowing slightly towards the far end leading to a small wooded corner. Boundaries made up of hedging with the paddock providing a superb space for



equestrian use with the addition of stables and outbuildings, subject to any necessary consents.

Directions

Proceed away from Louth along the Legbourne Road and at the roundabout, take the second exit along the A157. After a short distance, turn right towards Little Cawthorpe and then follow the country lane, passing through Little Cawthorpe and continuing through the village of Muckton Bottom and Muckton. Upon arriving at the crossroads, take the left turn to Authorpe and proceed down the hill into the village and then continue out the other side and the property will be on the left on the outskirts.

Location

Authorpe is a sleepy rural village positioned away from main routes in open countryside and just a short distance from the eastern slopes of the Lincolnshire Wolds – an Area of Outstanding Natural Beauty. The village has some fine individual homes and is known for the local Hedgehog Rescue Centre.

Authorpe is about 6 miles to the south-east of Louth, a charming town known as the Capital of the Wolds and known for its thrice weekly markets, a wide variety of independent shops and traders, together with a good range of sporting and recreational facilities.

There are excellent local schools and academies including the King Edward 6th grammar school, and a wealth of local restaurants, bars and cafes with a trend





at present towards continental style street cafes. There is a cinema and theatre, golf club, tennis academy, sports centres with a swimming pool and on the outskirts is the Kenwick Park Leisure Centre and Hotel.

The country areas offer many walks and bridleways with the Lincolnshire coast within easy driving distance for open beaches and nature reserves.

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 C.

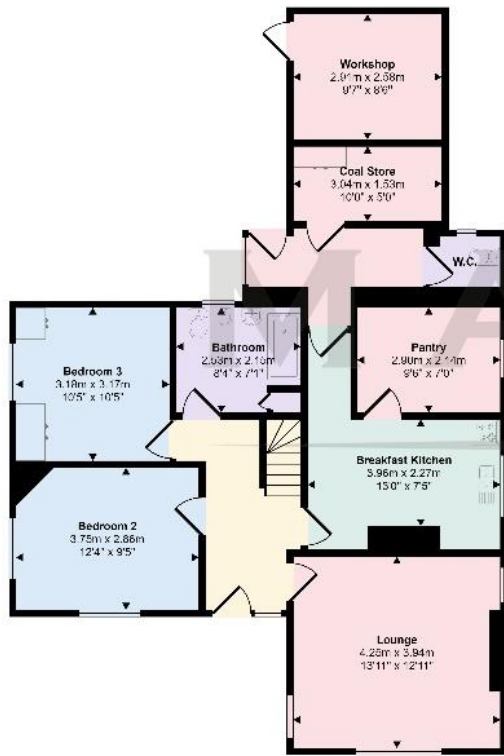


FLOORPLANS, MAP AND EPC GRAPH

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	30 F	
1-20	G		



Approx Gross Internal Area
160 sq m / 1727 sq ft



Ground Floor
Approx 85 sq m / 1019 sq ft



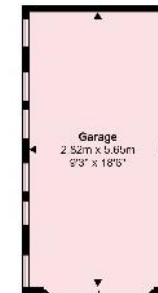
First Floor
Approx 19 sq m / 199 sq ft



Field Shelter
Approx 20 sq m / 213 sq ft



Pig Shed
Approx 11 sq m / 124 sq ft



Garage
Approx 18 sq m / 172 sq ft

The floor plan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows and any fixtures are approximate and no responsibility is taken for any error or omission or misstatement. Floors of rooms such as Bathroom suites are representations only and may not look like the real thing. 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;
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