

MASONS

SALES & LETTINGS



POPPY COTTAGE  
PANTON LN8 5LQ

MASONS

EST. 1850

# POPPY COTTAGE, PANTON, MARKET RASEN, LINCOLNSHIRE, LN8 5LQ

A rare chance to enjoy a unique rural lifestyle, this greatly improved detached country cottage enjoys 360° open views with no neighbours and stands on a quiet lane that is well place for commuting to Lincoln, Louth and Horncastle. Three double bedrooms, modern shower room, two reception rooms, garden room, fitted dining kitchen with Aga, pantry and utility/WC. Detached double garage, two stables, log store and solar panels with batteries. All set in approximately 0.25 acre (STS).



# ABOUT POPPY COTTAGE ....

A stone between the gables at the front of the property indicates that the two former semi-detached farm cottages which now form this detached home, date back to 1858. The cottage formed part of the Panton country estate and the initials CT on the stone relate to the estate owner at the time - Christopher Turnor - who resided at nearby Panton Hall which has now sadly been demolished. Panton Hall and the various owners have a fascinating history, and a detailed account can be viewed online via the House and Heritage website in the Lincolnshire Lost Houses section with some interesting illustrations.

The property has rustic brick-built principal walls beneath a pitched timber roof structure covered in natural slate and featuring a gable to the rear elevation and two gable dormers on the front elevation. The property now has uPVC double-glazed windows and heating is provided by an oil-fired central heating system; the combination boiler was replaced approximately three years ago. A new bunded oil tank was installed around ten years ago.

In addition, there are two cast iron stoves and the property benefits from photovoltaic solar panels positioned on the outbuildings, which were installed in two phases. The first phase was installed approximately seven years ago, supplementing the cottage electricity supply and has a feed-in tariff to the National Grid, currently

providing an income of around £500 per annum. The second phase was added in 2023 with two 5kw batteries storing daytime generated power for use at the property as required.

The property has been the subject of a comprehensive improvement scheme to include a re-fitted kitchen with Aga cooking range, an American style Aga fridge/freezer and an integrated Neff dishwasher, new contemporary shower room, insulated ground floors, re-wiring, new plumbing, new central heating radiators and formation of a utility room with WC. The garden room has a solid insulated roof covering and the dining kitchen and associated rooms have Pergo oak style floor coverings.

There is a generous-size resin bonded driveway approached through a five-bar gate and giving access to an excellent detached double garage of twin skin construction with brick facings under a pitched composite slate roof, and beyond there is a useful range of two good size timber-built stables and a covered log store.

**NB.** In addition to the excellent gardens, the present owners have for some time rented additional land to the east for growing produce and there is a possibility that the landowner may be prepared to continue a similar arrangement, subject to negotiation – details available from the agent.





## 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 rear of the property from the verandah, where a part-glazed- multi-pane door finished in pale green opens into the:

### Entrance Lobby

Open through a square archway to the dining kitchen on one side and with a smaller walk-through opening on the opposite side to the:

### Cloaks/Boiler Room

With trap access to the roof void, Pergo oak style flooring extending from the lobby, a side window overlooking the open fields and the Worcester oil-fired central heating boiler is located in this room.

### Dining Kitchen

An excellent size and well fitted with an extensive range of Croft washed oak units with stainless steel handles and comprising base cupboards, two wide drawer units with deep pan drawers, an integrated Neff dishwasher and a wide dresser unit with tall cupboards having drawers under around the inset Aga cooking range. The electric range is finished in a deep blue enamel and has three ovens and a control panel, with a Metro style ceramic tile

surround and an extractor cooker hood over, incorporating downlighters. Aga double-door American style fridge/freezer with freezer drawers, drinks dispenser and ice maker. Quartz sparkle work surfaces and upstands, inset stainless steel one and a half bowl sink unit with tall lever mixer tap and wine rack. Pergo oak style floor covering, superb views from the two rear windows and pine door leading into the:

### **Pantry**

With light, wall shelving and Pergo oak style floor extending through from the kitchen.

### **Utility/Cloakroom**

A good size with roll-edge textured work surface having Metro style splashback in cream and a single drainer stainless steel sink unit. Beneath the work surface there is space for a tumble dryer and space with plumbing for a washing machine. Radiator, trap access to the wing roof void and side window. White low-level, dual-flush WC. Pergo oak-effect floor covering.

### **Sitting Room**

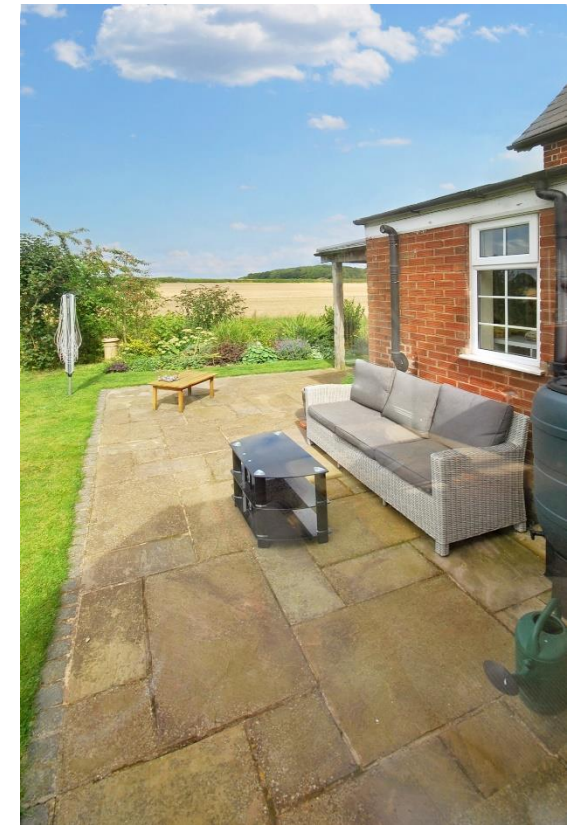
A cosy reception room which is open plan through a wide, square archway to the garden room adjacent. Brick and stone-lined recessed fireplace with massive oak beam mantel, flagstone hearth and a cast iron log-burning stove. Alcove and recess adjoining the chimney breast, each with hardwood shelving. Three beams to the ceiling, radiator, mains smoke alarm and front window enjoying views up the hill to the south. TV lead from the external satellite dish.





### Garden Room

A well-proportioned room which enjoys wonderful views across the open countryside to the front, side and rear. Natural brick-faced walls, insulated ceiling and uPVC double-glazed windows with two top opening sections and complementary double-glazed French doors opening onto the flagstone patio outside.



### Hallway

With staircase and pine spindle balustrade having turned newel posts and leading up to the first floor via upper kite-winder steps with side window adjacent. Useful understairs store cupboard with pine latch door and four-panel pine latch door with step up to the:

### Dining Room

An attractive and light room with windows to the front and side elevations. Handsome marbled slate and cast-iron fireplace with ceramic tiles, slate hearth and "The Hobbit" cast iron, multi-fuel stove inset. Two radiators, three beams to the ceiling, smoke alarm and excellent views. TV point from the satellite dish outside. Shelving to fireside alcove and high-level cupboard housing the electricity consumer unit with MCBs.







## First Floor

### Landing

A long landing with the pine balustrade extending from the staircase around the stairwell to form a small gallery at one side and there is a window over the upper kite-winding steps of the staircase to the side elevation. Part-sloping ceiling with mains smoke alarm, two ceiling spotlights and trap access to the upper roof void, which has a light. To the far end of the landing there is a useful built-in store cupboard.

### Bedroom 1 (front)

A really good size bedroom with a part-sloping ceiling incorporating attractive shaped dormer window to the front elevation. Further window on the side elevation and the two combine to provide lovely views across the surrounding fields and hills. There is a feature cast iron, black leaded fire surround. Radiator and pine door to a long, recessed under-eaves wardrobe with clothes rails and light. Pine 4-panel door from the landing.



**Bedroom 2 (rear)**

A double bedroom with window on the rear elevation presenting panoramic views over the open fields. Radiator, part-sloping ceiling and three doors to a range of under-eaves store cupboards on one side. Pine four-panel door from the landing.



**Bedroom 3 (front)**

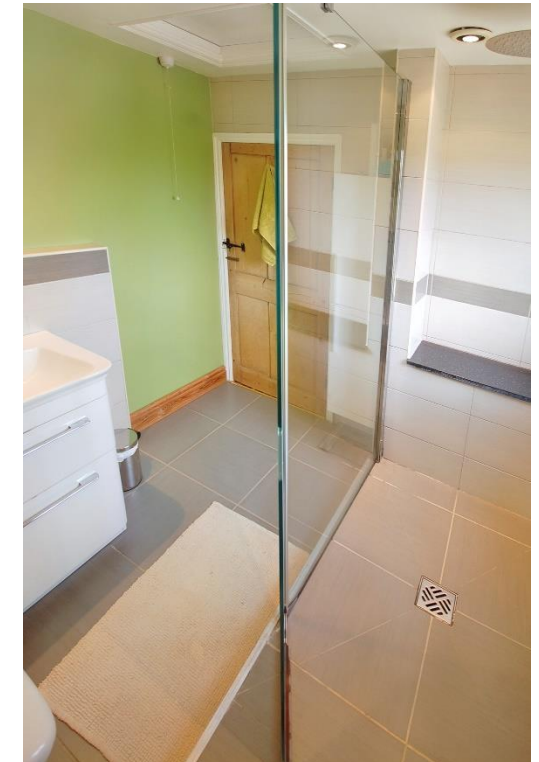
A smaller double bedroom with part-sloping ceiling incorporating a shaped dormer window on the front elevation with south views. Radiator and pine, four-panel latch door.



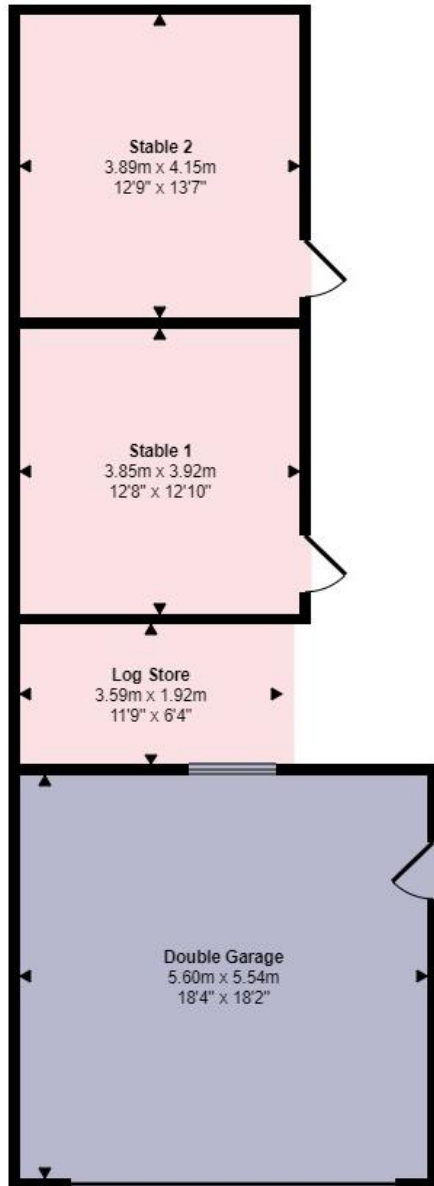


### Modern Shower Room

With contemporary ceramic-tiled walls on three sides, extending into a large walk-in shower with tiled floor incorporating a stainless-steel drain, chrome thermostatic shower mixer unit, circular drench head and handset. Granite plinth forming a seat to one side of the shower, glazed screen and hinged, glazed panel. White ladder style radiator/towel rail, ceiling spotlights, one being a combined light and extractor fan. Modern white suite comprising a vanity wash hand basin over shaped white, high-gloss drawers beneath and having a chrome pillar lever tap, together with a suspended Laufen WC with concealed cistern and chrome, dual-flush Gerberit wall buttons. Small, tiled alcove, ceramic-tiled floor, side window with tiled reveal and trap access to the roof void. Pine four-panel latch door from the landing.




# OUTBUILDINGS AND GARDENS



Garage / Stable

Approx 71 sq m / 764 sq ft

 Denotes head height below 1.5m

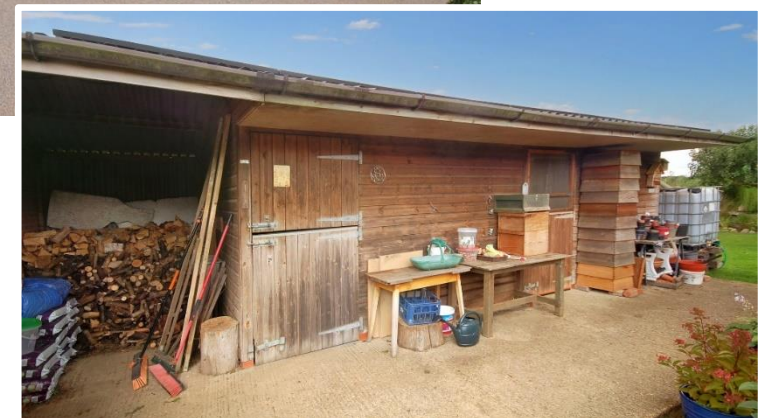
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Detached Double Garage

Of brick and block twin skin construction and having a motorised remote control roller door from the driveway and pedestrian door at the side. The garage has LED strip lights, power points and a control unit for the photovoltaic solar panels positioned on the roof over. Window onto the log store adjacent.

## Two Timber-Built Stables

Both fitted with lights and one having power points, together with the two batteries and control panel for the photovoltaic solar panels positioned on the stable roof. Each has stable type doors and between the stables and garage there is a covered **Log Store** of good size. Externally, there are LED lights positioned around the outbuildings and also to the front, side and rear as security lights for the cottage.





### **Gardens and Driveway**

The property is entered through a wide 5-bar gate onto a spacious resin-bonded gravel driveway forming turning and parking space for several vehicles whilst also giving access to the double garage. A lawned garden with well stocked shrubbery beds extends across the front of the cottage and then continues around the garden room, with a hawthorn hedge along the front boundary. To the corner of the garden is the bunded oil storage tank screened by planted shrubs. The side garden and garden room are both open to the fields adjacent and thereby enjoy lovely rural views.







Continuing toward the rear of the cottage there is a flagstone block lined patio with step down from the French doors and this is superbly orientated for the sun especially during the afternoon and evening. There is a water butt adjacent.

The late afternoon and evening sun is particularly enjoyed from the large verandah at the rear, an ideal area for alfresco dining or late drinks whilst taking in the countryside which stretches out to form a rural panorama. The verandah has heavy oak pillars, 3 lanterns with coloured glazing and the vaulted roof makes a perfect frame for string lights over. The rear boundary is defined by retaining stone-filled gabions, beyond which at a much lower level, is the beck which can be heard from the seating area as the water flows from west to east.

From the driveway, a pathway leads to the side door into the garage and then on to the stables and log store. There are bases in place for greenhouses as the sellers will be taking these to their next property.

Beyond the outbuildings, there is a good size level, lawned garden interspersed with ornamental and fruit trees, to include a large mature cooking apple tree, and dwarf fruiting sweet apple, pear and plum trees. Again, this garden is sheltered by tall hedges along the boundaries but open at the rear for the views. Gardeners will welcome the two large containers

in place to collect rainwater from the stable and garage roofs.

#### **NB.**

As previously mentioned, in addition to the excellent gardens, the present owners have for some time rented additional land to the east for growing produce and there is a possibility that the landowner may be prepared to continue a similar arrangement, subject to negotiation. Details available from the agent.

#### **Location**

Panton is a small rural village located around 13 miles to the northeast of Lincoln. The village has an interesting history and was listed in the 1086 Domesday Book as having 32 households, 40 acres of meadow and a church. The later 18<sup>th</sup> Century Grade 2 church is now a private dwelling. Lincoln is the main business and shopping centre in the area, but Wragby town is just over 3 miles away with shops, pubs, cafes, restaurants, a doctors' surgery and monthly Artisan craft and food markets. The market towns of Horncastle and Market Rasen are each around 11 miles away whilst Louth is some 14 miles distant.

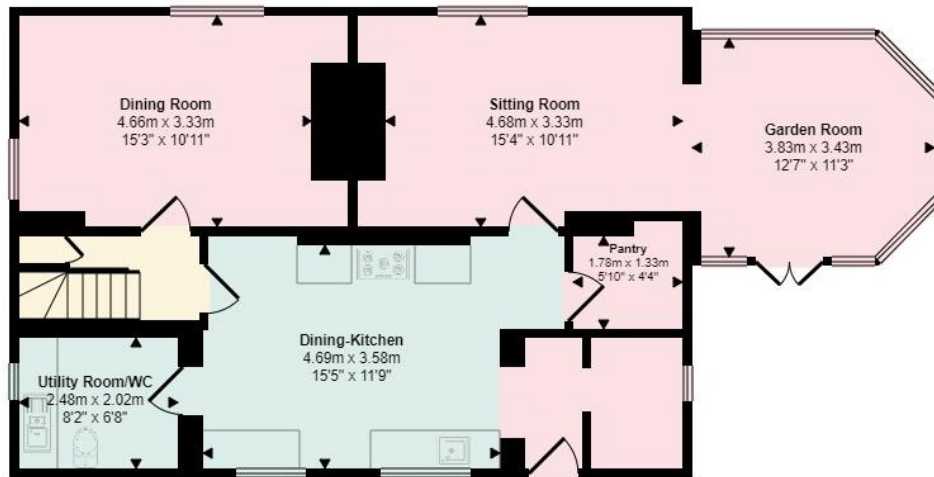
#### **Viewing**

Strictly by prior appointment through the selling agent.

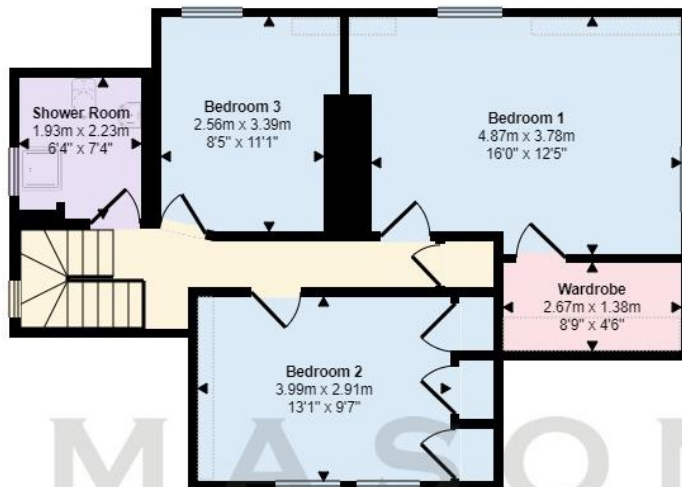
#### **General Information**

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 whilst drainage is to a private system – a new sewage treatment plant having been installed in 2022. No utility searches have been carried out to confirm at this stage. The property is in Council Tax band D.



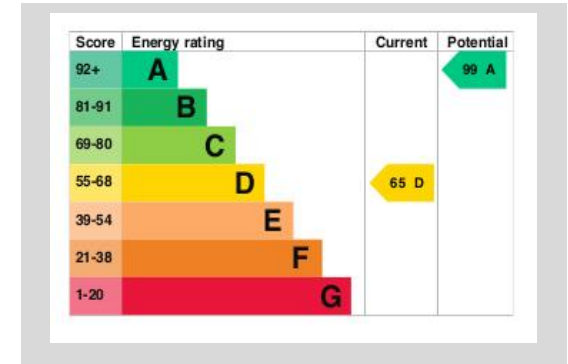


Ground Floor  
Approx 87 sq m / 938 sq ft



First Floor  
Approx 61 sq m / 660 sq ft

# COTTAGE FLOORPLAN AND EPC GRAPH



**MASONS**  
EST. 1850

Commarket, Louth,  
Lincolnshire LN11 9QD  
T 01507 350500

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