

**M A S O N S**  
EST. 1850

WILLOW HOLT, MARSH LANE  
NORTH SOMERCOTES, LN11 7PD



## ABOUT WILLOW HOLT...

A rare rural lifestyle opportunity on the outskirts of a popular coastal village set within total grounds of 2.2 Acres (STS). This smartly appointed 3 bedroom bungalow offers well maintained accommodation with extensive grounds with open views all round. The property briefly comprises Hall, Lounge, Kitchen Diner, Utility, 3 bedrooms and bathroom with attached garage and gardeners WC. Externally the private grounds offer the potential for leisure, horticultural or equestrian use (stp) with mature gardens and woodland areas including vegetable plot, pond with nearby Well and woodland beyond.

### **The Property**

Believed to date back to 1995 and of brick construction with pitched timber roof structure having a large loft space with window to each end and the potential for possible loft conversion (STP) with ladder provided. In addition to mains water for the house, at the very bottom of the garden is the brick-built well with bore hole and electrically operated pump, currently used for filling the pond which would make a great solution for other gardening needs. The bungalow is heated by oil fired central heating and benefits from Upvc double glazed windows and doors.





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### **Accommodation**

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

### **Entrance Hall**

With covered porch to front with courtesy lighting and part-glazed uPVC door and side window with coloured and leaded glass, into the spacious L-shaped hall with six-panel doors leading to the principal rooms. Neutral decoration and newly fitted carpet. Door chime to wall and to one side are two large built-in cupboards having hanging space, ideal for storage and laundry. Loft hatch to roof space.

### **Lounge**

Positioned at the front with large walk-in bay window and further fully glazed patio doors to side creating a bright and airy reception room with fireplace to one side, having brick surround, tiled hearth and open grate fire, ideal for the winter months. Neutral carpet and decoration.



### **Kitchen Diner**

Large range of fitted base and wall units painted in duck egg blue with bronze handles, roll top laminated work surfaces and tiled splashbacks. Space provided for under-counter fridge/freezer and having built-in single electric Lamona oven with four-ring Lamona electric hob with extractor above. Large windows to two aspects, single bowl resin sink overlooking the window to garden. Spotlights to ceiling and tile-effect vinyl cushion floor with door through to:



### **Utility Room**

Housing the Worcester Green Star Heatslave oil-fired central heating boiler. Space and plumbing provided for washing machine and dishwasher. Wall-mounted cupboards and timer controls for heating. Tile-effect vinyl cushion floor and part-glazed uPVC door leading to rear garden.

### **Bedroom 1**

Positioned at the rear, being a generous double in size, overlooking the garden and having high quality carpet and good range







of wardrobes to side with grey panelled doors.

### **Bedroom 2**

A further good double room with window over front. Quality carpet and large built-in wardrobes to the side with grey panelled doors.

### **Bedroom 3**

A generous single bedroom or ideal study with window to front. Neutral decoration and carpeted floor.



### **Family Bathroom**

With frosted glass window to rear, built-in bath with spa function and tiled surround, fully tiled walls and having a shower cubicle to side with pivoting door and Triton electric shower unit with spotlights and extractor above. Built-in vanity unit with wash hand basin and back-to-wall WC, storage cupboards below and above with mirror. Tile-effect vinyl cushion flooring.

### **Garage**

Attached to the side of the property with remote roller door. Lighting and power provided with electric consumer unit to side, painted walls and floor.

### **Gardener's WC**

Externally accessed by a uPVC door. Low-level WC, wash hand basin and wood-effect floor. Shelving to side and light provided with frosted glass window.

### **Outside**

Accessed via a concrete driveway and double wrought iron gates leading to the large gravel driveway which extends to the side, providing further parking. High-level hedging and trees to perimeters making a very private residence. Front garden laid to lawn with mature shrubs and bushes with paved pathway leading to front door and gravel borders.

### **Rear Garden**

Predominantly laid to lawn with further mature trees, bushes and hedging. Oil storage tank situated to side. To one side







are large polytunnel frames which could be reinstated for use. To the right hand side is a smart patio area with access back to lounge via a sliding door, creating an ideal afternoon suntrap for barbecues and al fresco dining. Outside tap and light provided with further garden shed with electrics to corner.

### **Extended Gardens**

Extensive gardens creating a total plot of around 2.2 (STS) with segmented areas having mature hedged boundaries and delightful array of plant species. Further polytunnel frames to side with a central vegetable garden area with greenhouse frame, beyond which is an extended lawn area with further garden sheds and summer house overlooking a large pond with mature reeds, making an ideal wildlife haven and a completely private setting, having open farmland to all boundaries as shown in the aerial imagery. This area making an ideal place for a luxury log cabin, subject to any necessary consents. Brick-built well to side with timber-framed roof, having electric pump from borehole for filling pond.







## Woodland

Beyond the garden area is a further area of more dense woodland with mature trees and open boundaries with the overall space provided giving potential for a possible pony paddock.

## Directions

Entering North Somercotes on the A1031 road from the north, proceed to the crossroads by the Axe and Cleaver public house and turn left along Jubilee Road. Follow the road for some distance and bear right around the sharp right bend and then take the first left turn to Marsh Lane. Follow the lane for some distance until Willow Holt is found on the right side just past the right turning for Ark Road.











### **Location**

The property is located on the northern outskirts of North Somercotes, a larger than average village with a post office, a number of shops, public houses, primary and academy schools and some sports facilities. The village is about 10 miles from the popular market town of Louth, 16 miles to the south of Cleethorpes and 11 miles to the north of Mablethorpe.

Marsh Lane leads past Willow Holt to the North Sea coast at Donna Nook, which is frequented annually by a multitude of wildlife enthusiasts drawn to the visiting seal colony during the seal pupping season. The viewing area is controlled by the Lincolnshire Wildlife Trust. There are several nature reserves extending for miles along the Lincolnshire coastline between the traditional holiday resorts, together with long sandy beaches beyond.

Louth has three markets every week and a variety of independent shops and stores, a theatre, cinema, golf course, tennis academy and many local clubs, together with a variety of restaurants, cafes, pubs



and bars. On the outskirts of Louth is the Kenwick Park leisure centre with a further golf course and swimming pool.

### **Viewing**

Strictly by prior appointment through the selling agent.

### **General Information**

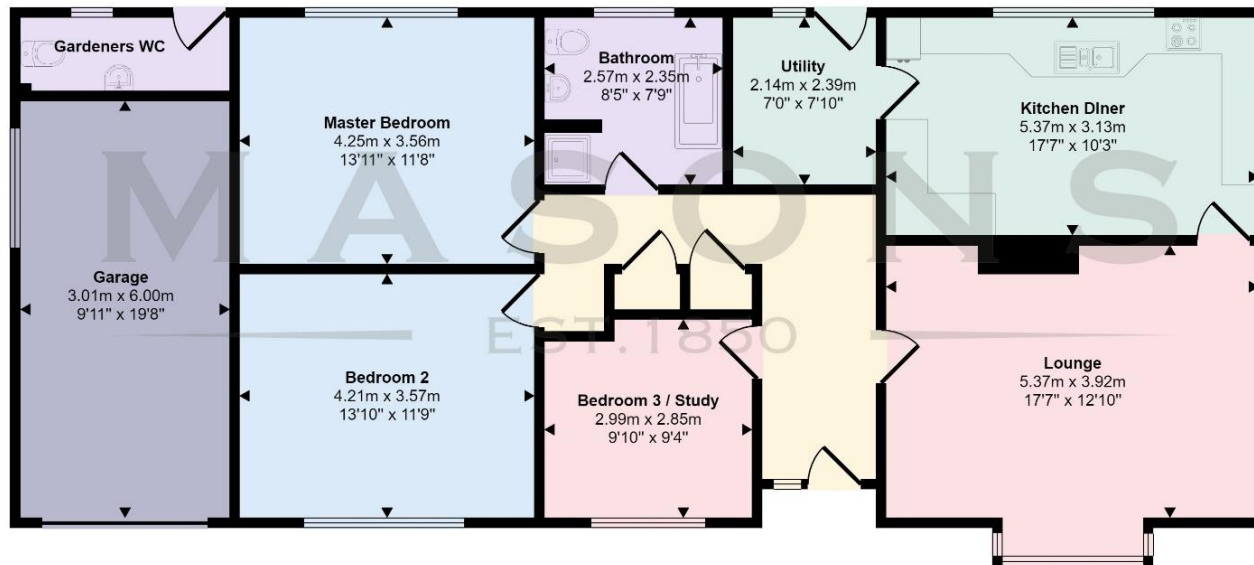
The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise 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 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.





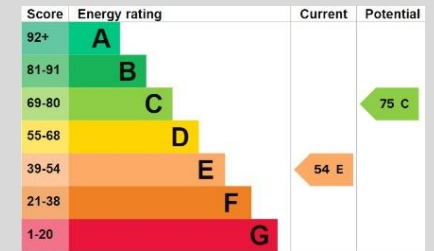
# FLOORPLANS AND EPC GRAPH

Approx Gross Internal Area  
128 sq m / 1379 sq ft



Floorplan

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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