



HONEYSUCKLE COTTAGE
LUDNEY LANE, LUDNEY, LN1 1 7JX

M A S O N S
EST. 1850

ABOUT HONEYSUCKLE COTTAGE....

A Charming Grade 2 listed thatched cottage located down a quiet lane with no near neighbours boasting serene views over open countryside to front and rear. This beautiful home provides timeless elegant accommodation with original period features in abundance. Maintained to the highest of standards throughout the property comprises Kitchen diner, Lounge, Sitting room, Study, Utility and Shower room while to the first floor 3 double bedrooms and bathroom. Most furniture is available by negotiation creating an ideal Turn-Key purchase. Externally the spacious wrap around gardens enjoy the Sun all day with double garage and drive to side with additional garden gym room.

Directions

Proceed away from Louth along Brackenborough Road and then follow the lane as far as the T-junction in Yarburgh. Turn left here and then take the first right turn into King Street. Follow the lane away from the village to Grainthorpe and at the eventual T-junction with the A1031 turn right towards Conisholme. Take the first turning on the right into Ludney Lane and continue until the cottage is found on the right side.





HONEYSUCKLE COTTAGE, LUDNEY LANE, LUDNEY, LN1 1 7JX

ACCOMMODATION

The Property

Grade II Listed cottage believed to date back to around 1650, of block and brick construction with white painted brick finish and thatched roof which has, in 2023, been completely refurbished, comprising complete renewal of front elevations and re-dressing of rear elevations with complete new ridge carried out by a professional. The property has elegant Yorkshire slider windows of timber construction with mostly double-glazed panes. Heating is by an LPG fired central heating system. Internally, the property has retained its original features, including timber beams and fireplaces. Water is provided by a private system via a bore hole which is pumped and filtered with an additional reverse osmosis filter for drinking. The property also benefits from full fibre broadband. At the side of the plot, a later addition of a double garage and timber garden room provides scope for a variety of uses.







Accommodation

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

Entrance Porch

Accessed via timber door into front entrance porch having quarry-tiled floor and beams to ceiling with latched timber doors to either side into principal rooms.

Lounge

Situated at the front having Yorkshire slider windows to two aspects, beams to ceiling and Inglenook fireplace with brick chimney and tiled hearth, space for electric stove or could be utilised for a real fire if required. Quarry-tiled floor and neutral decoration creating a cosy reception room. Timber door giving access to staircase leading to first floor. Access door through to:

Kitchen Diner

Farmhouse style kitchen with good range of base and wall units having ivory-coloured Shaker style doors with solid oak worktops and matching oak splashbacks. Inset Belfast sink and

chrome mono mixer tap with pull-out nozzle and filter tap to side. Further units to opposite side of room and having chimney breast and alcove with Rangemaster Professional Plus oven having electric and gas ovens and five-ring gas hob. Space provided for large fridge/freezer to side. Original brick floor, space and plumbing provided for dishwasher and space to centre for dining table with a great outlook across to the side garden and outbuildings. Rear timber entrance door giving access to garden and having covered porch externally. Door through to:

Utility Room

Space and plumbing provided for washing machine and tumble dryer. Built-in airing cupboards to side and a free-standing Belfast sink with tiled splashback. Window to side and tiled floor. Door through to:

Shower Room

Having heritage style suite consisting low-level WC, wall-mounted wash hand basin with storage drawer below.







Corner shower cubicle with sliding doors and Grohe thermostatic mixer. Tiling to wet areas, extractor fan to wall and tiled floor with further window to side.

Sitting Room

A further cosy reception room having an open fireplace with brick surround and tiled hearth, alcove for electric stove. Windows to front and rear aspect in Yorkshire sliders, original beams to ceiling and having carpeted floor with storage cupboard to side. Door through to:

Study/Bedroom 4

Currently set up as a study with window overlooking the side, neutral decoration and carpeted floor. Would also make an ideal ground floor bedroom if required. Cupboard housing electric meter and recently installed electric consumer unit with up-to-date certificates.

First Floor Landing

Carpeted stairs with timber banister and spindles leading to the landing with solid timber flooring, part-sloping ceiling with original beams and original timber doors to bedrooms and bathroom.



Master Bedroom

Having part-vaulted ceilings, Yorkshire sliding window to side overlooking farmland, original timber floors and timber bracing to walls. Large double in size having a good range of built-in wardrobes with pine doors.

Bedroom 2

Positioned at the rear, a further large double with part-vaulted ceilings and a further window overlooking open farmland. Pine floorboards and loft hatch to roof space. Built in bench in window, cupboard to side housing hot water cylinder with immersion heater, ideal for laundry.

Bedroom 3

Window to side overlooking garden. An L-shaped room being a further double bedroom with timber floors and part-vaulted ceilings. Neutrally decorated and currently set up as a large walk-in dressing room.

Bathroom

With low-level window, part-vaulted ceiling and Heritage style suite consisting of bath





with pine panelling, tiling to splashback, wash hand basin and WC. Shaver point and original timber flooring.

Boiler Room

Positioned to the rear of the property with separate external access door and housing the Worcester LPG boiler. White painted brick walls with shelving to side and window to rear with lights and power provided. Water to the property is provided by a private bore hole and within the boiler room is the water pump and Pozzani filtration system providing fresh water.



Gym/Garden Room

A superb addition to the garden being of timber construction with pitched felted roof, electrics and lighting provided and having carpeted floor. Currently set up as a home gym, however, would make an ideal garden room/art studio/homeworking space, etc.

OUTSIDE

Double Garage

Of brick construction with pitched timber roof covered in clay pantiles. Window to side and twin electric remote roller doors to front. Lights and electric provided with separate consumer unit, also having electric vehicle charging port.

Outside

Having timber pedestrian gate to front with gravel path leading to the front door. Meticulously maintained wrap-around gardens to the property with well trimmed hedges to all boundaries enjoying southerly and westerly aspects to the main garden areas. Predominantly laid to lawn with gravel and paved pathways leading around the garden, benefitting from superb open countryside views to all sides and positioned completely on its own. Large range of well-maintained planted borders having flowering shrubs,





plants and bushes. To the side of the property is a large circular paved patio ideal for al fresco dining and barbecues, giving access to the side door into the kitchen.

Further path leading to the garden room and garage. To the rear of the property are the LPG gas bottles powering the central heating system, outside lighting and further timber garden store with tiled roof covering. Gravel area beyond with outside hot and cold taps and raised vegetable plots. A truly idyllic garden for all seasons situated within a private rural setting. At the far side is the gravelled driveway leading to the garage providing parking for multiple cars.

Location

Ludney is located adjacent Conisholme, a small rural village positioned close to the coast road from Grimsby to Mablethorpe. Honeysuckle cottage is located down a quiet no through road surrounded by open countryside. North Somercotes is two miles to the south and the larger village which provides local facilities to include public houses, primary and secondary schools, shops, recreational facilities, Post office and Doctors' surgery. The market town of Louth

is approximately 8 miles inland and has a further range of shops, three markets each week and good sporting facilities. The coast provides miles of nature reserves with beaches to the south.

Viewing

Strictly by prior appointment through the selling agent.

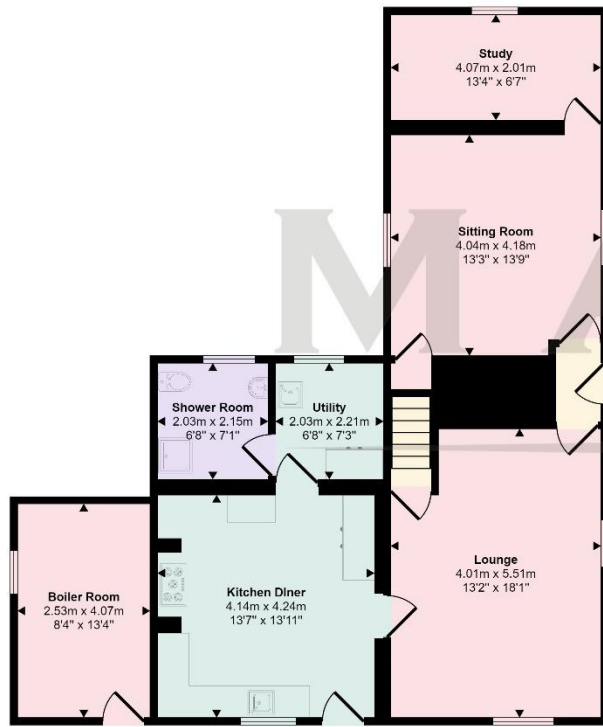
General Information

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



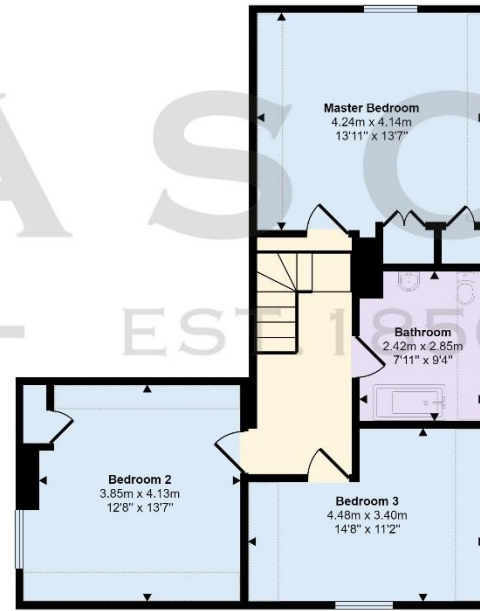
FLOORPLANS

Approx Gross Internal Area
219 sq m / 2355 sq ft

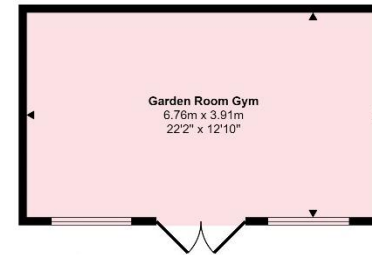


Ground Floor
Approx 95 sq m / 1021 sq ft

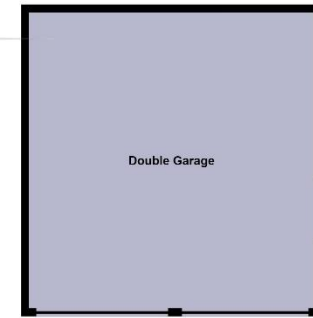
Denotes head height below 1.5m



First Floor
Approx 67 sq m / 718 sq ft



Garden Room Gym
Approx 26 sq m / 285 sq ft



Double Garage
Approx 31 sq m / 332 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.

Cornmarket, Louth,
Lincolnshire LN11 9QD
T 01507 350500

Important Notice

Messrs, Masons Chartered Surveyors for themselves and for vendors or lessees of this property whose agents they are give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (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;
- (iv) No responsibility can be accepted for any costs or expenses incurred by intending purchasers or lessees in inspecting the property, making further enquiries or submitting offers for the property.