



THE ARBOUR,  
TORRINGTON LANE,  
EAST BARKWITH,  
LN8 5RY

MASONS  
EST. 1850

## ABOUT THE ARBOUR...

A charming detached 3 bedroom cottage well positioned down a quiet lane in this desirable Lincolnshire village. Comprehensively renovated by the current vendors to provide contemporary living yet retaining its original features. The property comprises Lounge, Dining room, Kitchen, Utility and Shower room while to the first floor 3 generous bedrooms and family bathroom. Externally the cottage enjoys a private plot with ample parking to the front and a delightful enclosed rear garden. Overall, a superb opportunity and ideally positioned between Lincoln, Market Rasen and Louth.

### Directions

Take the B1200 out of Louth and follow the road until you reach the roundabout. Go straight across onto the A157. Stay on the A157 for some distance passing through the villages of Grimblethorpe and Burgh-on-Bain continuing along the A157 until you reach the village of East Barkwith. After passing the post office, take the first right into Torrington Lane and follow the road until you reach the first small lane off to the right. Turn down here and the property is on the left.



# THE ARBOUR, TORRINGTON LANE, EAST BARKWITH, LN8 5RY

## ACCOMMODATION

### The Property

Believed to date back to 1880, this charming Victorian cottage has brick-built walls with a rendered finish and pitched timber roof covered in clay pantiles. The property has been comprehensively renovated by the current vendors and has three-year-old windows and doors which are uPVC sash sliding and tilt units with composite doors. Internally, the property has retained many original features including timber beams and fireplace, with the chimney swept on a regular basis. Oil-fired central heating system with boiler serviced on a regular basis. The sale also includes curtains, blinds and fitted appliances.

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

### Dining Room

Accessed via a composite door with diamond window to centre, a spacious reception room having uPVC sliding sash window to front, neutral decoration, attractive tiling to floor and opening through to:





### **Kitchen**

A good range of base and wall units finished in Shaker style matt grey with soft-close hinges. Solid oak woodblock worktops with attractive tiling to splashbacks, one and a half bowl stainless steel sink with chrome mono mixer tap with pull-out nozzle. Built in dishwasher to side while adjacent is the Leisure full electric range cooker with five ring hob above with extractor fan above and pull out storage units to either side. Original beams to ceiling, sliding sash uPVC window to rear and attractive tiling to floor.

### **Utility Room**

Having fitted wall units and work bench with the floor mounted Boulter Camry 2 oil-fired boiler, electric meter and consumer unit





to wall, space and plumbing for washing machine and tumble dryer. Tile-effect vinyl cushion flooring, twin windows to rear, space for large fridge/freezer, coat hooks to side and sloping ceiling. Composite door with diamond window to centre leading into the rear garden.

#### **Rear Hallway**

Six-panel doors to principal rooms, attractive paper to one wall, timber beams to ceiling, staircase leading to first floor with carpeted treads.

#### **Lounge**

A very cosy reception room positioned at the front with feature fireplace having alcove and inset multi-fuel burner with exposed brickwork and brick hearth. Timber beams to ceiling, sliding uPVC sash window to front, attractive



decoration with feature wallpaper to one wall and carpeted floor creating a very pleasant space to relax in.

### **Shower Room**

A smart, modern contemporary suite with low-level WC, wash hand basin with storage cupboards below, large shower cubicle with sliding door, marble-effect panelling to wet areas, chrome electric shower unit with rainfall and hand-held attachment. Painted timber beams to ceiling and attractive grey panelling to half-height walls, frosted glass uPVC sliding sash window to rear. Extractor fan to wall and chrome heated towel rail, tiling to floor.

### **First Floor Landing**

With stripped six-panel timber doors to bedrooms and bathroom, carpeted floor, smoke alarm to ceiling.

### **Bedroom 1**

Superb double size room with window to front, neutral decoration and having stripped pine floorboards.

### **Bedroom 2**

A further generous double bedroom with window overlooking the front and alcove to one side with fitted shelving. Carpeted floor and loft hatch to roof space.





### **Bedroom 3**

A third and final double bedroom, currently set up as a single with part-sloping ceiling and window overlooking rear garden. Good range of built-in wardrobes to one side with shelving and hanging rails, louvred doors. Carpeted floor.

### **Family Bathroom**

A smart contemporary suite having free-standing slipper bath with chrome feet and taps with hand shower attachment. Low-level WC, wash hand basin with storage cupboards below with splashback. Attractive grey panelling to half-height walls with part-sloping ceiling and exposed beams, frosted glass sliding sash window to rear, extractor fan to wall and chrome heated towel rail. Greyed oak-effect wood plank flooring with airing cupboard to side having hot water cylinder and shelving provided for laundry.

### **Outside**

#### **Front**

Having right of way down a shared lane giving access to the spacious driveway, parking for five to six vehicles laid to gravel with paved pathway to front door. Outside lighting and electrical socket. Timber side boundaries and gated access to rear garden.

# OUTSIDE

## Rear Garden

A delightful private cottage garden which captures the afternoon and evening sun, being fully enclosed with high-level feather edge fencing to all sides. Paved pathways around perimeter of property with gated access back to the front on either side. Predominantly lawned garden with path leading to the oil tank which is enclosed within further fencing with a log store area to side. At the rear is a paved patio area and extended decking creating an ideal al fresco dining and barbecue area, which is an excellent sun trap throughout the day. To one side is the large timber-framed garden shed with attractively painted finish to rear boundary.







### **Location**

East Barkwith lies to the East of Wragby and close to the edge of the Lincolnshire Wolds, an Area of Outstanding Natural Beauty.

East Barkwith has a local shop and a pub, whilst further amenities are located in the neighbouring village of Wragby and include a supermarket, pub, butchers, café.

East Barkwith lies approximaely 12.4 miles from the attractive market town of Louth, whilst the historic Cathedral city of Lincoln is approximately 15 miles away. There is schooling located in Lincoln, Horncastle and Louth.

### **Viewing**

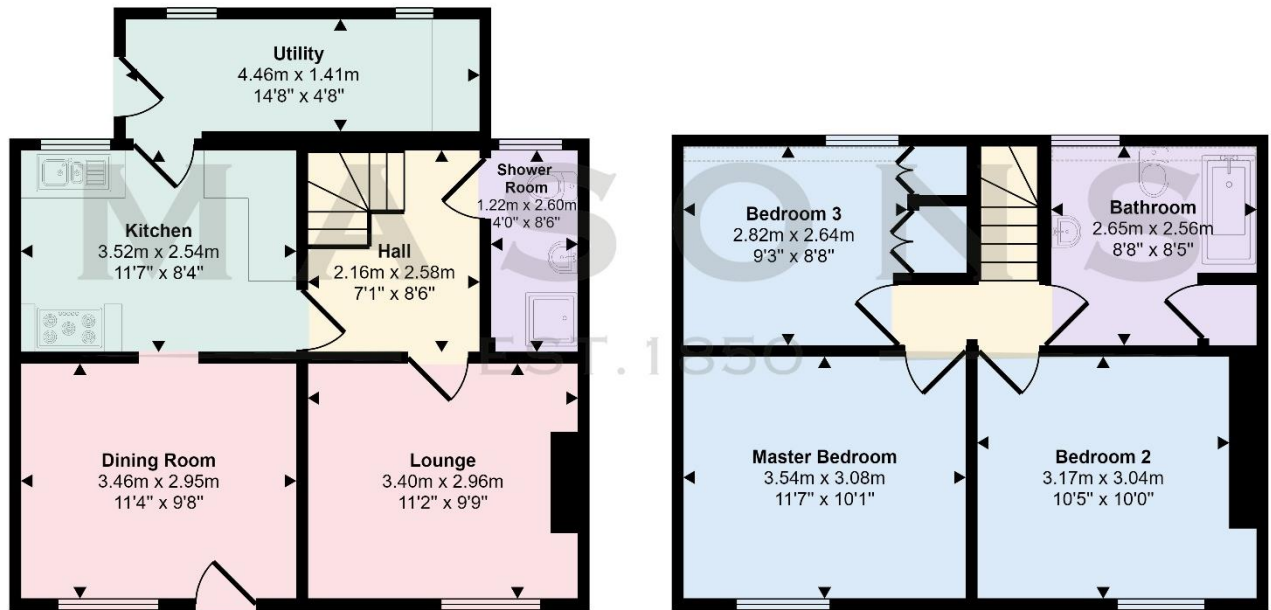
Strictly by prior appointment through the selling agent.

### **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 drainage 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  
90 sq m / 965 sq ft



Ground Floor  
Approx 48 sq m / 512 sq ft

First Floor  
Approx 42 sq m / 453 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.

**MASONS**  
EST. 1850

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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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