

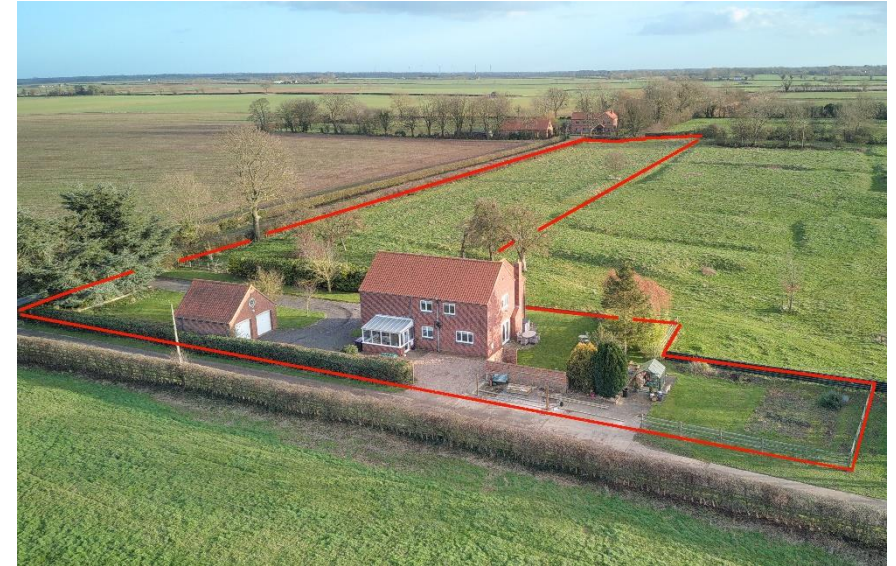


THE CEDARS
NORTH COCKERINGTON LN1 1 7EW

M A S O N S
EST. 1850

THE CEDARS, BACK LANE, NORTH COCKERINGTON LOUTH, LINCOLNSHIRE LN1 17EW

Enjoying a rural setting with superb open views this substantial modern detached farmhouse replaced an earlier farmhouse and stands in approximately 2.32 acre grounds (STS) including large gardens and an adjoining grass paddock with scope to buy additional land by negotiation. Detached double garage with insulated cavity walls. Four double bedrooms, two bathrooms and wet room, impressive hallway and gallery landing, open plan fitted dining- kitchen and living room, study and utility. uPVC double-glazing and oil central heating system. For sale with NO CHAIN. Potential for equestrian/hobby farm/horticultural or leisure use (STP)



Directions

Proceed out of Louth along Eastfield Road and then follow the lane – after leaving town, ignore three left turnings and then in South Cockerington, take the next left turn along Red Leas Lane, immediately after the sharp right-hand bend. Follow the lane and then take the first left turn onto Back Lane, follow the lane past the small S-bend, then look for The Cedars on the left side. The driveway is immediately before the cedar trees from which the house takes its name.



Approximate boundaries of the land and gardens are shown in the image above – the precise boundaries should be verified against the contract plan on sale and **NB** there is the potential to acquire additional land by negotiation if required. The purchaser will be required to erect and thereafter maintain a stock-proof fence to the new dividing boundary within 3 months of the sale completion date. The land provides the potential for equestrian, horticultural, leisure or hobby-farm use and affording scope for a riding arena or outbuildings (subject to planning permission for change of use from the current agricultural use and any new structures as required). This photograph clearly illustrates the quiet rural location with open farmland stretching away to the coast in the far distance.



ABOUT THE CEDARS

Constructed in 1995 this modern detached farmhouse replaced an earlier Period farmhouse and hence enjoys an open rural setting with some enviable panoramic views across the fields. The house has traditional brick-faced and insulated cavity walls with corbelled low-maintenance eaves and gables beneath a main pitched timber roof structure covered in clay pantiles. The windows are uPVC framed double-glazed units including large tilt and turn panes to the front and side elevation, and heating is by an oil central heating system supplemented by an open fire in the lounge. There is a smoke alarm system and security alarm synchronised with a speech dialler.

The detached double garage has been built to complement the house with insulated cavity walls under a pitched clay pan tiled roof and as such could be converted into an annexe or holiday accommodation, subject to planning permission. The grounds surrounding the house are around 0.45 acre in total (STS), and level with a long driveway and spacious parking/turning area. The lawned gardens extend around the front and sides of the house including a ha-ha wall to the south-east which together with post and rail fencing, takes full advantage of the field views. The aerial image of the south-east aspect clearly shows historic undulations in the adjoining field documented as earthworks from mediaeval settlements.



ACCOMMODATION

(Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale). The south-east elevation is deemed to be the front elevation for our description below.

Ground Floor

The main entrance is on the south-east side of the house and comprises a part-glazed (double-glazed) front door and side panel with rose pattern decorative panes and outside wall lanterns adjacent, to the:

Entrance Porch

With natural brick walls, recessed ceiling light and an inner part-glazed door with matching side panel and decorative etched panes to the:

Reception Hall

An impressive, spacious and bright room with a feature staircase having white painted spindle balustrade with turned newel posts leading up to the first floor. There is a quarter landing with a feature arched window on the east elevation, having rose pattern upper panes and presenting superb open views across the fields. Double radiator, smoke alarm, central heating thermostat, door chimes and two wall light points. Coved ceiling which is open around the staircase to full two-storey height over the first floor gallery above with a central chandelier point.

Understairs storage recess and double doors to two built-in cloak/storage cupboards, one with high shelf and one with coat hooks to wall rail – both have door operated lighting.





Lounge

A well-proportioned living room with wide window to the main elevation, taking in the panoramic open field views. Wide double-glazed French doors on the side elevation to the south-west garden. Double radiator, coved ceiling and four double wall light points, together with two picture light points all operating on a three-dimmer brass switch. Handsome granite-tiled fireplace and hearth set into an oak carved, pillared and arched surround with ornate brackets supporting the mantel shelf; Baxi grate with underfloor draught. TV aerial points in two locations connected to the aerial in the roof void.



Inner Lobby

Leading off from the hallway with marble style Karndean flooring, laid with a border pattern and extending through a square opening to the dining kitchen and through into the utility room and study. Radiator, two recessed ceiling spotlights and white double doors to the boiler/cloaks cupboard, within which the Camray oil-fired central heating boiler is located, together with coat hooks to wall plaques above – a warm place for hanging coats and storing boots and shoes. Part-glazed uPVC (double-glazed) door to the:

Conservatory Porch

Constructed on a cavity wall base with white-washed internal finish and having anti-slip flooring, uPVC double-glazed windows, polycarbonate roof and coat hooks to wall plaque over a double radiator. High-level power point and part-glazed, double-glazed door to outside.

Utility Room

A good size with a range of built-in units in cream having wood trim, to include base and wall cupboards, roll-edge textured work surfaces within inset single drainer stainless steel sink unit and splash-boarded splashbacks. Recess with plumbing for washing machine and space for refrigerator. Radiator, extractor fan and two recessed ceiling lights.

Wet Room

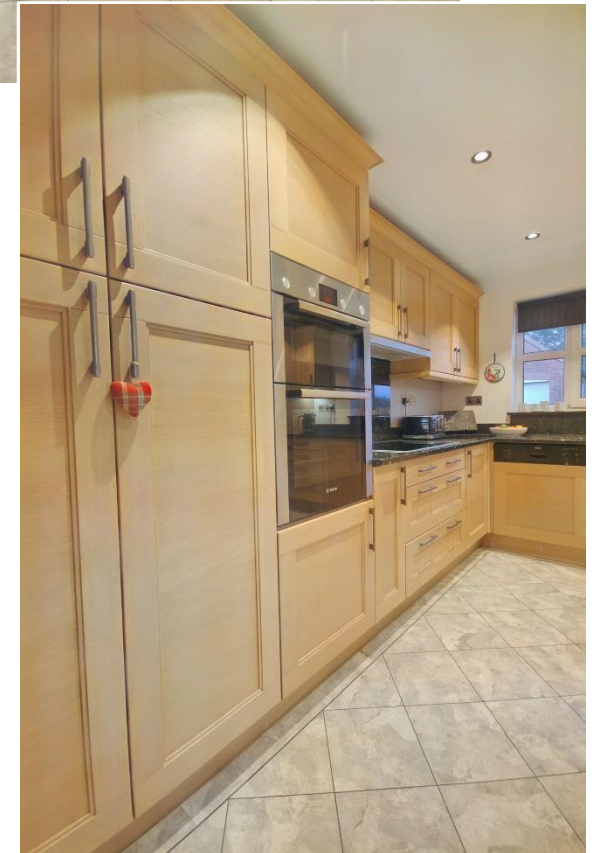
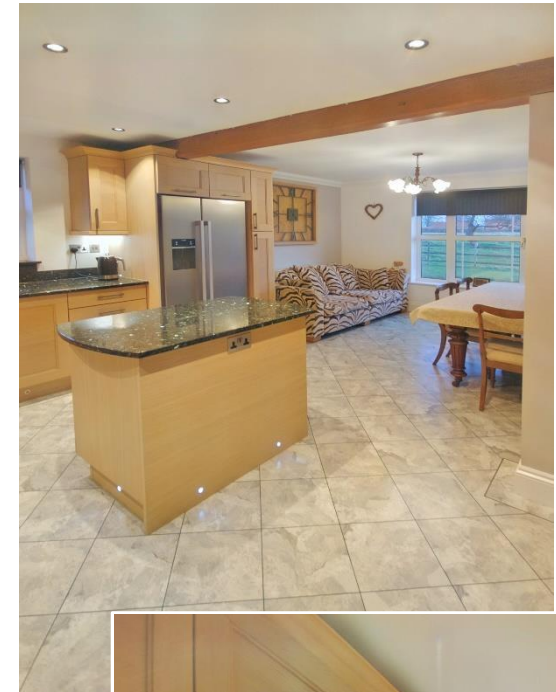
With splash-boarded walls from floor to ceiling, which is also splash-boarded for ease of maintenance and practicality. Anti-slip floor gently sloping down to the walk-in shower area with Mira thermostatic shower mixer unit, having handset. White suite of low-level WC and shaped bracket wash hand basin. Rear window with splash-boarded reveal, two ceiling spotlights and extractor fan. Double radiator and mirror-fronted wall cabinet.

Office/Study

An excellent size, this versatile room presently has an extensive range of units complementing those of the utility room, to include base cupboards to each side, roll-edge work surfaces and two knee holes for computer workstations. There is also a range of wall units and a tall storage cupboard unit. This room could alternatively be stripped of the built-in units and turned into a cosy snug. Karndean marble-style flooring, wall shelf, four recessed ceiling lights and radiator. Consumer unit with MCBs. Wide window to the west elevation.

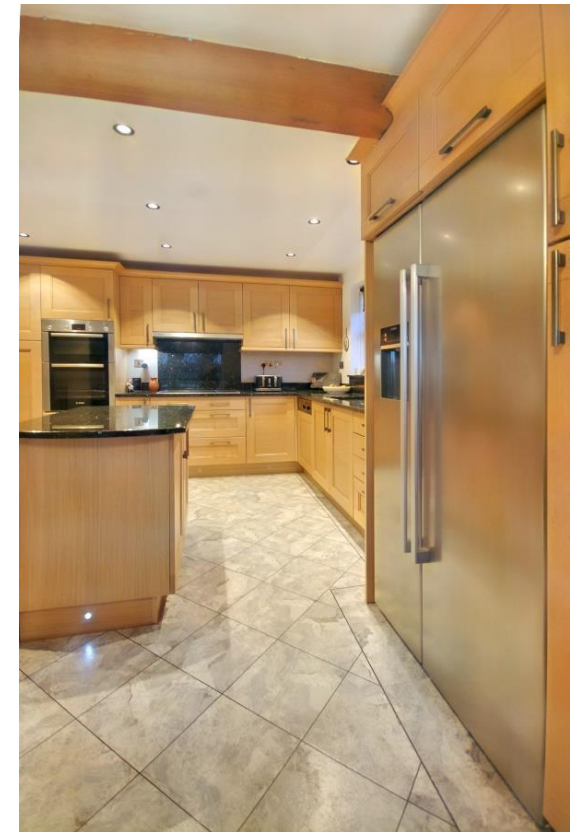
Dining Kitchen

Well fitted with modern range of built-in units having beech style facings and long metal handles. There are base cupboard units, drawer units including wide pan drawers, black granite work surfaces and a complementary island unit.





Range of wall cupboard units with pelmet lights beneath, recessed one and a half bowl stainless steel sink unit with mixer tap, granite upstands and window sill. Views from the window above the sink unit towards the driveway and garage. Built-in appliances comprising a Bosch induction four-ring hob, Bosch pull-out cooker hood with three spotlights, tall unit with built-in stainless steel and glazed double oven incorporating grill and a large housing unit around a Bosch stainless steel American style fridge/freezer with cold water dispenser. Nine ceiling downlighter spotlights, tall shelved pull-out larder rack and dining/seating area with coved ceiling, window to the east elevation enjoying views over the open fields and having a low windowsill. Radiator, TV point and oak beam over the centre opening between the dining/seating area and kitchen. Radiator, TV point and oak beam over the centre opening between the dining/seating area and kitchen.



First Floor - Gallery Landing

With balustrade extending around the stairwell, window providing views to the east, coved ceiling with smoke alarm and double radiator. Two wall light points and double doors to a large airing cupboard containing the foam-lagged hot water cylinder with immersion heater, linen shelving and door-operated lighting. Single door to a recessed store cupboard with automatic lighting and shelves to each side. Trap access to the roof void which is part-boarded with power point and two lights.



Master Bedroom

An excellent double bedroom with window to the side elevation overlooking the south garden, coved ceiling with light point, double radiator, TV point and two connecting doors to the ensuite dressing room and shower room.

En Suite Shower Room

With a white suite comprising low-level WC, pedestal wash hand basin and a large, easy access walk-in shower cubicle with glazed side panel and chrome lever mixer shower unit having handset and drench head. Coved ceiling, extractor fan, two ceiling LED spotlights, radiator and window to the west elevation. Painted dado panelled walls up to a moulded rail and textured Karndean floor tiles.

En Suite Dressing Room

With radiator and fitted range of storage and clothes hanging compartments, including two columns of basket drawers. Coved ceiling and two ceiling spotlights.



Bedroom 2

A good-sized double bedroom with built-in double wardrobe having white panelled doors and fitted with clothes rails and shelf over. Radiator and window overlooking the driveway approach and garage.

Bedroom 3

A double bedroom with built-in double wardrobe having white panelled doors, shelving to each side and clothes rail with shelf over. Radiator, coved ceiling and wide window enjoying open country views.

Bedroom 4

A fourth double bedroom with lovely country views, radiator and coved ceiling.





Family Bathroom

A good size with a white suite and light coloured, painted dado panelling up to a moulded rail. Panelled bath with ornate mixer tap and shower handset, pedestal wash basin and low level WC. Radiator, coved ceiling, extractor fan, 3 wall light points, and rear window with blind.



OUTSIDE

From Back Lane there is a small bridge over the drainage dyke onto a long, wide gravel driveway which leads to the house, opening on the north side to form a parking and turning area whilst also giving access to the garage. There are long lawns to each side of the driveway and to the front boundary are the blue cedars from which the house takes its name, whilst to the side there is a monkey puzzle tree. There are hedges to the front and sides, cherry and damson trees nearer to the house and a walnut tree.



Detached Double Garage

With insulated brick and block cavity walls (facing brick externally) and providing potential for conversion into annexe accommodation/holiday cottage (subject to planning permission). The garage has two up and over doors, an independent fuse box, three floodlights inside, a side double-glazed window and power points.

There is an extensive range of built-in oak-fronted cupboard units with oak-lined work surfaces and an opening for access to the part-boarded attic above which has a circular double-glazed window to the gable facing the house.

The lawned garden continues in front of the south-east elevation with post and rail fencing and ha-ha wall to the adjoining field. Wrought iron screens, gravelled pathway and side lawn with a crazy-paved patio area on the south side of the house, together with a brick-walled, lawned garden having further patio and a brick barbecue on raised plinth. From the driveway there is access to a gravel parking area on the west side of the house

Beyond the immediate south-west garden there is a further L-shaped garden with established Christmas tree, holly and conifers, together with a vegetable plot and lawn.

There is an outside tap by the back door and the oil tank is positioned on brick piers at the rear of the house. Floodlight above the garage operating on a dusk to dawn sensor.







Location

The village of North Cockerington stands in an attractive rural area and has a number of individual properties and a highly regarded primary school – generally the village looks to the market town of Louth (around 5 miles away) for its shopping, schooling and recreational facilities. The village church of St. Mary is now redundant and is positioned to the north-west near to neighbouring Alvingham village. North Cockerington has a long history, believed to originate in early Saxon times and the fields to the south-east of The Cedars display earthworks from mediaeval times. A short distance away is the Listed monument in the fields where the moated site of the former North Cockerington Hall can be found.

Louth has three busy markets each week, many individual shops, highly regarded schools and academies including the King Edward VI Grammar. There is a wide choice of inns, cafes, bars and restaurants for relaxation. Louth has a recently completed sports and swimming complex, many local clubs, athletics and football grounds, tennis academy and club, golf club and bowls. There is a thriving theatre and a cinema. Grimsby is approximately 16 miles to the north whilst Lincoln is some 25 miles to the south-west. The east coast is about 10 miles away at its nearest point while the area around Louth has many fine country walks and bridleways. Known as the Capital of the Lincolnshire Wolds, the town is on the eastern fringe of the area of outstanding natural beauty.

Viewing

Strictly by prior appointment through the selling agent.

General Information

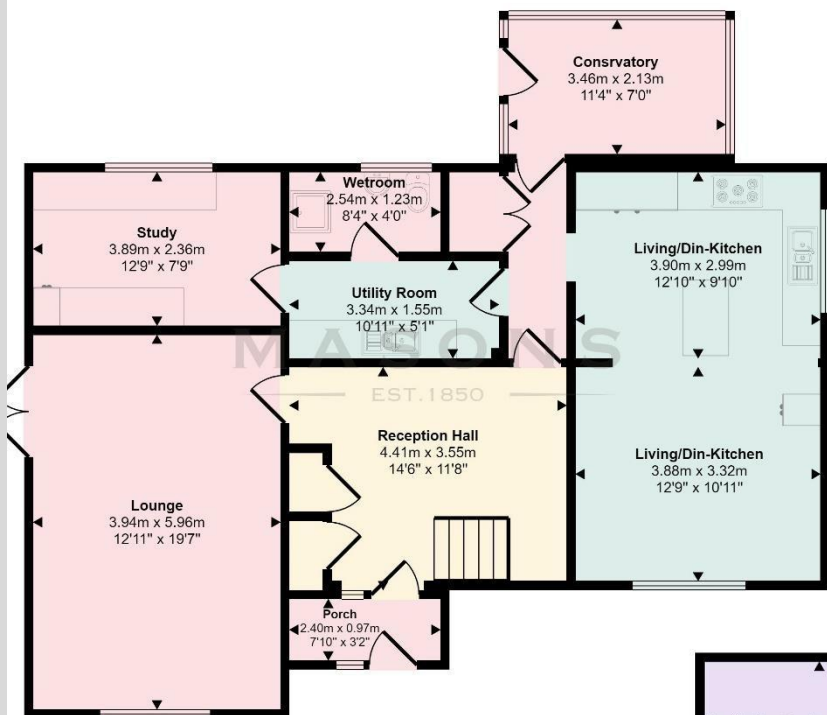
The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise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



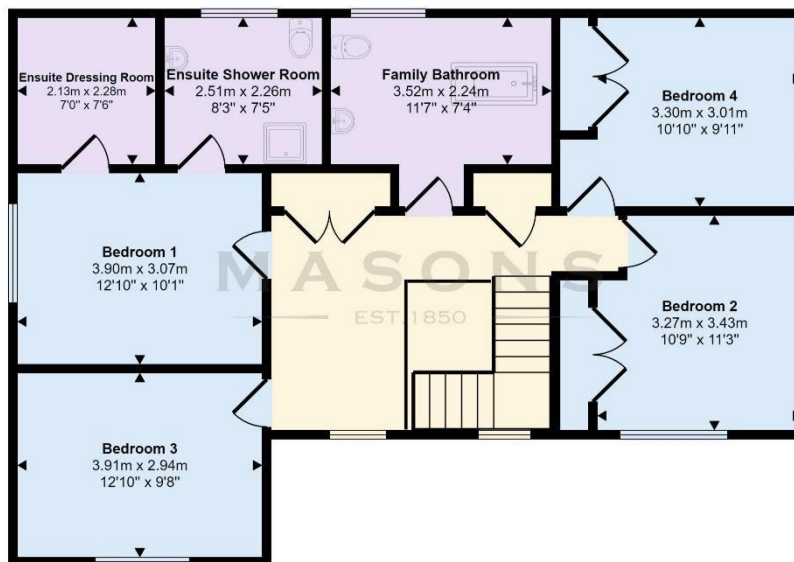


Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

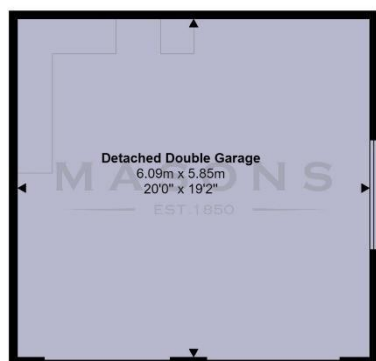
FLOORPLANS AND EPC GRAPH



Ground Floor
Approx 101 sq m / 1085 sq ft



First Floor
Approx 90 sq m / 973 sq ft



Detached Double Garage
Approx 36 sq m / 384 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.

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Important Notice

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