

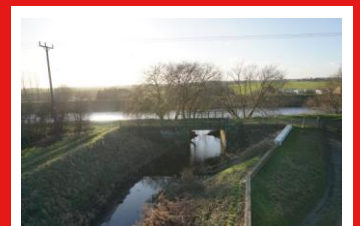
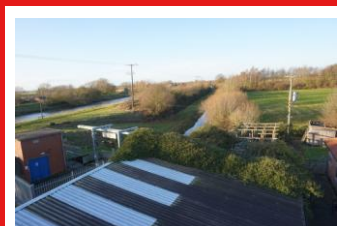


***Kirkstead Old Mill Cottage,
Kirkstead, LN10 6UQ
Asking Price Of £750,000***



- Incredibly Spacious Detached Cottage
- Stunning Rural Location
- 3 Reception Rooms
- 5 Bedrooms (3 En-suite)
- Discreet & Very Private Location
- Gardens & Adjoining 3 Acre Nature Reserve

Situated in a truly stunning location by the River Witham, is this incredibly spacious charming country cottage with 5 bedrooms (3 en-site), formerly a much sought after bed and breakfast establishment, set within good sized gardens with adjoining 3 acre nature reserve. This is a fabulous and very rare opportunity to purchase a property of this nature and the Agent has no hesitation in highly recommending a viewing to fully appreciate all that is on offer.



Horncastle - 01507 526877 & Woodhall Spa - 01526 353185

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GARDEN ROOM 20' 5" x 12' 7" (6.22m x 3.84m) Having main entrance door, radiator, tiled flooring, TV aerial point and further access to the garden.

GUEST BEDROOM 13' 0" x 12' 2" (3.96m x 3.71m) off, having tiled flooring, radiator and walk-in storage area off.

EN-SUITE WET ROOM With shower area, hand basin, low level WC and heated towel rail.

BREAKFAST ROOM 14' 9" x 11' 6" (4.5m x 3.51m) Having staircase to the first floor, tiled flooring, two radiators.



LOUNGE 20' 0" x 14' 9" (6.1m x 4.5m) Having feature stone open fireplace and hearth, double radiator, parquet flooring, two bow windows and glazed double doors opening into:

DINING ROOM 14' 6" x 12' 6" (4.42m x 3.81m) Having parquet flooring, bow window and patio doors to the garden.

KITCHEN 22' 6" x 12' 5" (6.86m x 3.78m) Having stainless steel twin bowl sink unit with mixer taps and full range of base cupboards and drawers under worktops with wall cupboards over. Oil fired Aga, integral fridge and freezer, built-in electric double

oven and grill, integral dishwasher.

UTILITY ROOM 20' 0" x 5' 6" (6.1m x 1.68m) Having stainless steel single bowl sink unit with mixer taps and range of storage cupboards and wall shelving, radiator and wall mounted boiler. **SIDE ENTRANCE PORCH** with space and plumbing for washing machine and space for tumble dryer, tiled flooring, radiator and side entrance door.

SHOWER ROOM off, having tiled shower cubicle, vanity hand basin, wall mirror over, low level WC. Tiled flooring and heated towel rail.

FIRST FLOOR LANDING With **CLOAKROOM** off with low level WC, pedestal hand basin and heated towel rail.

BEDROOM ONE 21' 0" x 12' 8" (6.4m x 3.86m) Having range of fitted wardrobes to one wall all with mirror doors, fitted wall storage cupboards, radiator, ceiling fan light and double doors to **BALCONY** with railing allowing access to some stunning rural views. **EN-SUITE SHOWER ROOM** 8' 8" x 6' 0" (2.64m x 1.83m) Having corner shower cubicle with seat, temperature controls, mirror, extractor fan, vanity hand basin with cupboard under, low level WC. Shaver point, heated towel rail.

BEDROOM TWO 11' 2" x 9' 5" (3.4m x 2.87m) Having two fitted double wardrobes with wall cupboards over bed head with louvre doors, two radiators and TV aerial point. **EN-SUITE BATHROOM** 12' 0" x 7' 5" (3.66m x 2.26m) Having large corner Jacuzzi bath with shower over and screen, vanity hand basin, range of cupboards and drawers under, low level WC. Part-tiled walls, heated towel rail, wall mirror, shaver point and built-in airing cupboard with pre-lagged hot water tank.

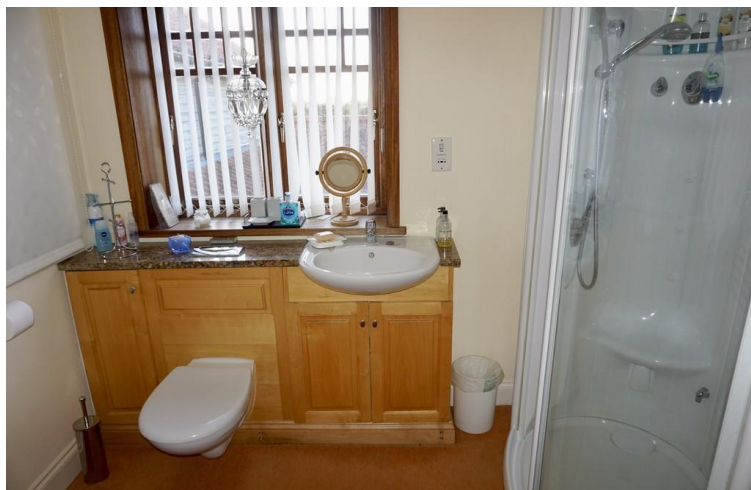
BEDROOM THREE 11' 2" x 9' 8" (3.4m x 2.95m) With radiator and TV aerial point.

BEDROOM FOUR 12' 0" x 8' 0" (3.66m x 2.44m) (Plus access) With fitted worktops and storage space under, radiator and access to the roof void.

STORE ROOM 8' 3" x 6' 5" (2.51m x 1.96m)

OUTSIDE - BRICK STORE SHED With attached courtyard garden.

MAIN GARDENS Mainly laid to lawn together with a range of raised vegetable beds. Adjoining the property is a 3 ACRE NATURE RESERVE which can be included in the sale if required.





OUTGOINGS - The property is situated within the East Lindsey District Council and we are advised is in Property Band E.

POSSESSION - Vacant possession will be given on completion.

FIXTURES AND FITTINGS - All those detailed are included in the sale

VIEWING - Strictly and only by prior appointment to be made through the Sole Selling Agent - Walters

Floor plans are to show layout only and not drawn to scale.

MONEY LAUNDERING REGULATIONS: Under the Money Laundering Rules 2007, The Proceeds of Crime Act 2002 and The Terrorism Act 2000 the Agent is legally obliged to verify the identity of the Client through sight of legally recognised photographic identification (e.g. passport, photographic drivers licence) and documentary proof of address

BUILDING MEASUREMENTS: All building measurements have been taken in accordance with the RICS code of measuring practice

DISCLAIMER: Walter's- have not tested any apparatus, equipment, fixtures, fittings or services so cannot verify that they are in working order. The purchaser is advised to obtain verification from their Solicitor or Surveyor. Where internal photographs are shown, they are to portray the layout. Please check to confirm if items are included in the purchase price.

MISREPRESENTATION ACT 1967 NOTICE: Whilst every care is taken to ensure the accuracy of these particulars, -Walter's-, for themselves and for the vendors/lessors of this property whose agents are, give notice that: These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of - Walter's- or their client. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Their client does not make or give, and neither -Walter's- nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.

