



AYSGARTH,  
NORTH SOMERCOTES

**MASONS**  
EST. 1850



# ABOUT AYSGARTH...

A spacious detached house located in the popular village of North Somercotes offering semi-rural living with a delightful open farmland view to the rear. Set in a large plot, the house offers well planned accommodation with Hallway, Lounge, Kitchen Diner, Sitting room, Sun room, Study and WC. To the first floor 3 bedrooms and bathroom. Externally the extensive gardens surround the property with a double entrance driveway leading to the tandem double garage and west facing rear garden. Adjacent the garage is a large store room and workshop creating live/work set up potential.

## Directions

Entering North Somercotes from the north on the A1031 coat road, proceed to the crossroads by the Axe and Cleaver public house and turn left along Jubilee Road. Continue along this straight road for some distance and the property will be found on the left hand side.

## The Property

Dating back to 1962, having brick-faced wall construction with clay pantiled roof covering with the property benefitting from a later extension to the rear to provide a superb sun room and has a large outbuilding with garage and workshop to the rear, providing versatile uses, all set on a large, generous plot with open countryside views. The property benefits from uPVC double-glazed windows with uPVC soffits, fascias and guttering. Heating is provided by way of a Firebird oil-fired central heating boiler and the property also has an open grate fire to the lounge.

The property offers a versatile layout, having multiple reception rooms and with the separate garage and workshop building providing potential live/work set up and also future annexe use subject to any necessary consents.





## ACCOMMODATION

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

### Entrance Porch

Having courtesy lighting above with double timber part-glazed doors into small porch with tiled floor, having light and part-glazed door with window to side, into:

### Entrance Hall

A spacious and welcoming hallway with window to side, carpeted floor and glazed doors into principal rooms. Understairs storage cupboard housing the electric meters and consumer units. Staircase leading to first floor with timber banister and spindles, carpeted treads. Door chime to wall.

### Lounge

Positioned at the front with a large bow window overlooking the front driveway. A generously proportioned reception room with carpeted floor, coving to ceiling and stone-clad fireplace with timber mantelpiece and shelving to side.





### **Kitchen Diner**

A large and spacious kitchen having a large range of base and wall units finished with solid oak doors. Roll-top laminated work surfaces, single bowl sink and attractive tiling to splashbacks. Good range of built-in appliances including Neff eye-level double electric oven, Neff induction hob with chimney hood extractor above, undercounter larder fridge. Large window to rear and tiled flooring with uplighters to wall units.

### **Sitting Room/Dining Room**

Positioned at the side having window to side elevation, partly sloping ceiling, carpeted floor and door into:

### **WC**

Low-level WC with wall heater to side, tiled floor and uPVC entrance doorway to rear garden making it an ideal gardener's toilet.





### Study

A versatile room which could be used for a variety of purposes with bow window to front overlooking driveway. Timber panelling to two walls, sloping ceiling and carpeted floor. Also housing the Firebird Enviromax oil-fired central heating boiler with timing controls. This room could make a further reception room or ground floor bedroom if required.

### Sun Room

A superb addition to the property, positioned at the rear and enjoying a westerly aspect with large windows to all three aspects, together with three large Velux skylights. An ideal sun room and currently with utility area to one side with fitted rolltop laminated work surfaces, single bowl sink, cupboard below with plumbing and electrics provided for washing machine and tumble dryer. High vaulted ceilings with ceiling and wall light points. Electric Dimplex heater to wall and glazed uPVC door into rear garden.



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### **First Floor Landing**

A gallery landing with timber banister and spindles, carpeted floor, window to side having timber doors into bedrooms and bathroom. Loft hatch to roof space with pull down ladder, light and fully boarded floor space. Smoke alarm to ceiling with alarm panel to wall.

### **Bedroom 1**

Positioned at the front with large windows to two aspects enjoying the countryside view towards the rear. A large double in size with carpeted floor.

### **Bedroom 2**

Positioned at the rear, a further good size double bedroom with superb views across open countryside to the rear. Windows to two aspects and having built-in wardrobes to side incorporating hot water cylinder with shower pump and shelving provided for laundry. Further dresser unit to side with drawers. Carpeted floor and cornice to ceiling.





### Bedroom 3

Positioned at the front and being a generous single in size with window overlooking the driveway with carpeted floor and cornice to ceiling.

### Family Bathroom

Fitted worktop with mounted wash hand basin with storage cupboards below. Back to wall WC and bath to side with easy entry system and tap controls. Panelling to wet area with Mira electric shower unit, shower curtain and rail. Tiling to remainder of walls, mirrored cupboard above basin with shaver point and chrome heated towel rail to side with Dimplex wall fan heater. Frosted glass window to rear, extractor fan to ceiling and carpeted floor.

### Tandem Double Garage

Part brick and part timber construction with pitched felted roof having remote roller door to the front, into the large garage with space for at least two vehicles end to end. Light and power provided with fitted shelving to perimeters. 32 amp car charging point to side with separate consumer unit. Opening through to:





### **Stores**

With uPVC entrance door to front and windows along the side and rear. Concrete floor, sloping ceiling, light and power provided and fitted work bench to side with shelving, alarm control panels and providing ample storage for the full length of the building, creating further stores and workshop space with door off the end into:

### **Workshop**

A further spacious room positioned on the end of the garage, currently set up as workshop with lights, electrics and consumer unit. Window to rear elevation, wall-mounted heater and fitted cupboard and shelves. Work bench to rear aspect.

### **Front Garden**

Having superb twin entrance driveway with tarmacked drive, ideal for parking multiple vehicles, with twin entrance and the driveway extending down the side of the property leading to the garage. The boundary is made up of well-maintained hedges with mature planting to borders with shrubs, bushes and trees. Lawn to side extending down the left-hand boundary into the rear garden.





### Rear Garden

A delightful and private garden having westerly aspect, enjoying the sun all afternoon and evening, laid to a large patio adjacent the property with sunken pond to centre. Access to gardener's WC, oil storage room and to the garage and workshops. The remainder of the garden is laid mainly to lawn with mature shrubs, bushes and trees to planted borders, with mixture of hedged and fenced boundaries. Further pond to centre of the garden, the garden extending to the rear and enjoying open farmland view beyond with well maintained hedged boundaries. Timber garden shed to rear and two aluminium-framed greenhouses with slabbed floors and electrics provided to one with lighting, beyond which is a block-paved composting area with fenced screen. Water collection butts to rear of garage. Outside light and tap provided, overall creating a superb private space to relax in.

### Location

North Somercotes is a larger than average village in the coastal area of Lincolnshire and has a number of local shops, a post office, two public houses, schools, take-away food shops, butchers, restaurant, playing fields with pavilion and bowls club, church and village hall. There are some pleasant walks nearby whilst the beach and coastal pathways are less than 1.5 miles away. There is a holiday park on the south side of the village with fishing lake, tennis courts, snooker room, bars and walks through pine woodland. Louth market town is approximately 10 miles.







### **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.

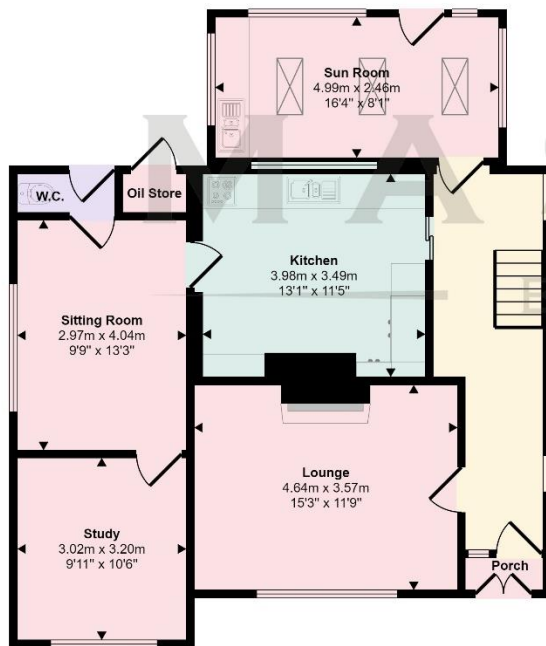




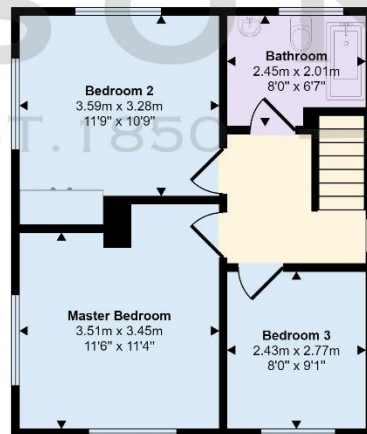
# FLOORPLANS AND EPC GRAPH

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

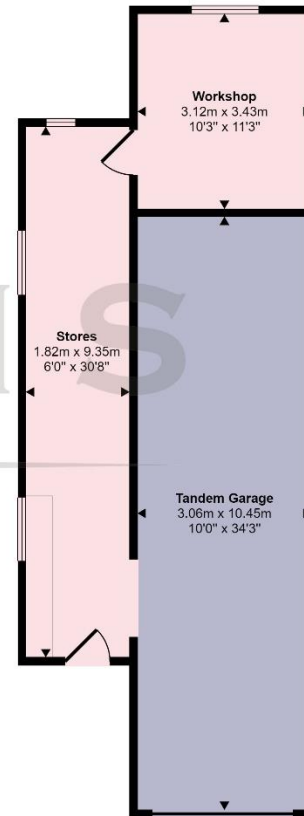
Approx Gross Internal Area  
192 sq m / 2066 sq ft



Ground Floor  
Approx 85 sq m / 917 sq ft



First Floor  
Approx 45 sq m / 485 sq ft



Outbuildings  
Approx 62 sq m / 664 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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