



GLEBE COTTAGE,
WOLD NEWTON

Masons
EST. 1850



ABOUT GLEBE COTTAGE...

A substantial detached house positioned in a peaceful location within a prime Lincolnshire Wolds village. This individual home is set on a generous plot of one third of an acre (sts) enjoying farm land views all round. The accommodation comprises reception hall, sitting room, dining room, kitchen diner, pantry, sun room and utility with shower area. To the first floor are four generous bedrooms, one with en suite and further family bathroom. Externally the private mature gardens offer a tranquil space to relax in with extensive driveway leading to double garage.

Directions

To drive to Wold Newton from Louth take the A631 towards Market Rasen, after passing South Elkington take the right turning sign posted Binbrook. Follow this road for some miles through the hills until arriving at Wold Newton and the property is shortly on the left.

The Property

An individually designed, detached home dating back to 1927 having later rear extension. The property is of a unique and interesting design with bay windows and intricate features. The property has part brick facing walls and part pebble dashed finish with a pitched timber roof construction covered in Rosemary tiles and the property benefits from double-glazed aluminium-framed windows with some having secondary glazing within. The property is heated via an oil-fired central heating system with original open grate fires to reception rooms and bedrooms. The property has a large, detached double garage positioned to the rear of the plot which was built at a later date with the overall plot extending to a third of an acre (STS) with the house set well back from the road creating a very private and tranquil residence with open farmland views to the rear and set within the Lincolnshire Wolds area of outstanding natural beauty.



GLEBE COTTAGE, WOLD NEWTON, LN8 6BP

Entrance Porch

Having double timber doors into entrance porch with tiled floor and part-glazed timber door into:

Entrance Hall

A spacious central reception hallway with original four-panel timber doors to principal rooms. Staircase leading to first floor with timber banister and spindles and carpeted treads. Windows to side. Ornate painted fireplace to side with open grate and tiled hearth, picture rails to walls with coving and hardwood flooring. Understairs cupboard housing electric meter and consumer unit.

Sitting Room

Positioned at the front with two very large walk-in bay windows, picture rails to wall and coving, with wall and ceiling light points. Fireplace with timber surround and mantelpiece with marble hearth and backing and Baxi open grate fire. Carpeted flooring.





Dining Room

A further superb reception room, could be used for a variety of purposes having a large walk-in bay window to side with picture rails and coving to ceiling. Fireplace to side with timber mantelpiece, tiled hearth and open grate fire. Carpeted floor.

Kitchen Diner

Centrally positioned with large window to side with range of base and wall units finished with solid timber doors. Attractive tiling to splashbacks, one and a half bowl, stainless steel sink, eye-level AEG double electric oven and Neff four-ring induction hob with extractor fan above. Central breakfast bar area with the dining area housing the Boulter Buderus oil-fired central heating boiler with timer controls to side. Built-in cupboards, carpeted floor and spotlights to ceiling. Door into:

Pantry

Small window to side, tiled floor and raised area fitted with cupboards. Shelving to perimeter.



Sun Room

Housed within a later rear extension to the property, providing a superb sunny, south-westerly aspect having sliding patio doors to both aspects, creating a light and spacious place to relax looking out onto the open farmland views beyond. Spotlights to ceiling and tiled floor. Door to side into:

WC

With high-level WC and corner wash hand basin, painted exposed brickwork walls, tiled floor and extractor fan.

Utility

With separate timber entrance door, window to side and range of units with rolltop laminated work surface, single bowl stainless steel sink, space and plumbing provided for washing machine, extractor fan and alarm control panel. Wall mounted electric heater and loft hatch to roof space, tiled floor. Opening through to:

Shower Room

With thermostatic mixer, window to side, tiling to wet areas, extractor fan and spotlights to ceiling and tiled floor.





First Floor Landing

Window to end, loft hatch to roof space with boarded area for storage, carpeted floor and four-panel doors into bedrooms and bathroom.

Master Bedroom

Positioned at the front with windows to two aspects. A very spacious double in size with picture rails to wall and coving to ceiling. Attractive fireplace to side with timber mantelpiece, tiled backing and cast iron grate. Carpet to floor and large walk-in wardrobe cupboard to side with small window.

En Suite Shower Room

Having wash hand basin and shower cubicle with Triton thermostatic mixer, tiling to wet area and curtain rail. Large mirror to wall, window to side and carpeted floor.

Bedroom 2

Positioned at the rear with windows to two aspects, a further good size double bedroom with fireplace having timber surround mantelpiece and cast iron grate with tiled backing. Picture rails to wall and built-in wardrobes to side. Carpeted floor.



Bedroom 3

Positioned at the front, a further double bedroom with fireplace having timber mantelpiece and cast iron inset grate. Picture rails to wall, carpeted floor and built-in shelving to alcove. Window overlooking front garden and cupboard to side fitted with shelving and having small window.

Bedroom 4

Positioned at the rear being a generous single in size having wash hand basin, picture rails to wall, carpeted floor, window overlooking the rear, built-in shelving and wardrobe to side. Carpeted floor.

Bathroom

With back to wall WC with cupboards either side. Panelled bath and wash hand basin with cupboards below and to sides. Attractive tiling to three quarter height walls, window overlooking rear, carpeted floor and spotlights to ceiling with built-in cupboards to side housing the hot water cylinder and shelving provided for laundry.





Double Garage

Of brick construction with pitched roof and concrete interlocking tiles. Twin up and over doors to front with remote electric operation, windows to three aspects, concrete floor, light and power provided.

Front Garden

Extensive front garden with the house set well back from the road in an elevated position. Five-bar gated access with brick piers and mature woodland entrance. Long tarmac drive leading up to the property and around to the garage. Boundaries made up of fencing and hedging with the front garden laid to lawn. Large amount of mature bushes and attractive trees and wild flowers with central gravelled area with brick step. Well planted borders surrounding the property. Oil storage tank and concrete area leading to side entrance. Outside tap. Tarmac drive leading around the side of the property giving access to the double garage. Gated access into the rear garden.

Rear Garden

Patio adjacent to the sun room with a superb south-westerly aspect. Mature bushes and plants surrounding the property. Pond to centre of the garden with planted aquatic species, the remainder of the garden laid to lawn with picket fencing to boundaries and enjoying superb open farmland views beyond.



Overage Clause

The sale of the property is subject to overage provisions whereby should any part of the property be developed for or as a separate residential dwelling over the next thirty years, then a payment of 50% of the enhanced value of the property will be payable to the current vendors or their beneficiaries upon either the earlier implementation or sale of any part of the property. Please contact the agent for further details.

Location

Wold Newton is a sought-after village in the scenic Wolds area of outstanding natural beauty, its rural situation belies its proximity to numerous nearby towns, being situated approx. 9 miles from Louth, 9.4 miles from Grimsby and 12 miles from Market Rasen. The historic county town of Lincoln is about 28 miles away and the property has good access to the Barton Street leading to the M180 and Humber Bridge.

The area has many bridleways for walkers or equestrians and the coast is nearby with access to miles of open sandy beaches and nature reserves along the dunes. The property is situated within the Brocklesby Hunt Country and is close to the borders of the South Wold Hunt. There is National Hunt Racing at Market Rasen and Motor Racing at nearby Cadwell Park.

Viewing

Strictly by prior appointment through the selling agent.





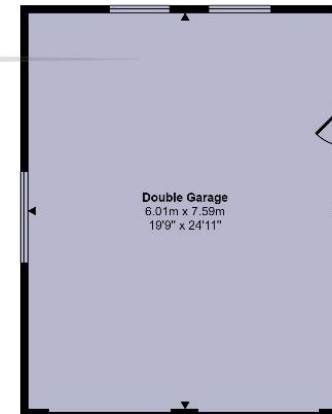
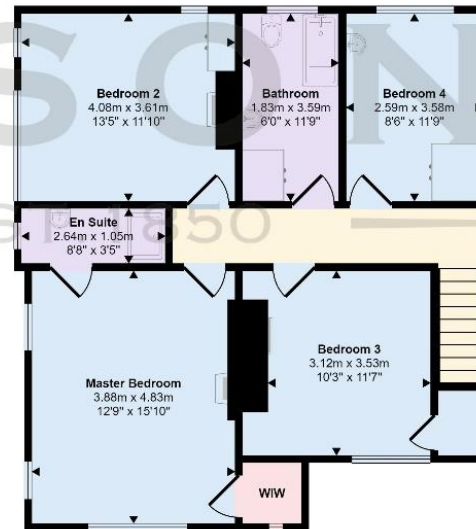
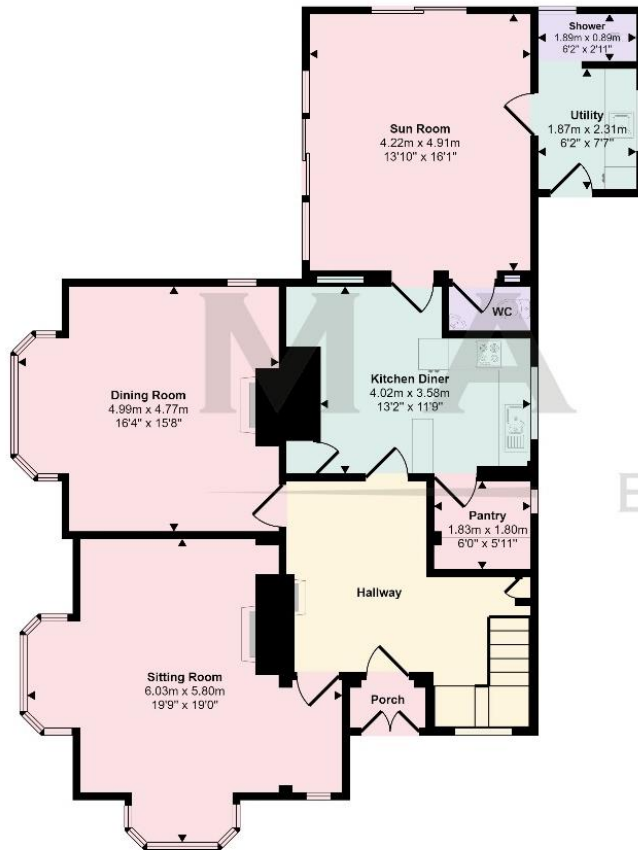
General Information

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 included 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 a private drainage system but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band F.



FLOORPLANS AND EPC GRAPH

Approx Gross Internal Area
242 sq m / 2605 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 300.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E		
21-38	F	32 F	
1-20	G		

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