



WEST LODGE  
SOUTH WILLINGHAM LN8 6NN

**M A S O N S**  
EST. 1850



## WEST LODGE, BARKWITH ROAD, SOUTH WILLINGHAM, MARKET RASEN, LN8 6NN

Positioned on the rural fringe of a popular country village at the western edge of the Lincolnshire Wolds AONB this individual detached bungalow has attractive well stocked gardens, a timber cabin-studio, garden outbuildings and versatile accommodation with an oil central heating system and solar panels. Enjoying a larger than average plot, the bungalow has two double bedrooms, a modern shower room, hallway, sitting room, conservatory, breakfast-kitchen, dining room, utility room, side lobby and cloakroom/WC. Some modernisation would be beneficial. The property is for sale with NO CHAIN





## ABOUT WEST LODGE ...

This individual detached bungalow is thought to date back to the 1960s and has brick-faced cavity walls beneath a concrete-tiled pitched roof with photovoltaic solar panels. The windows are uPVC double-gazed units and heating is by a combination of the oil-fired central heating system and electric panel heaters. The property stands in an attractive rural location with fields to the side and rear, on the very outskirts of South Willingham. The bungalow has a larger-than-average plot, a driveway which could be extended, a particularly attractive, well stocked rear garden and views over the surrounding countryside.

The bungalow would particularly interest buyers with a keen interest in hobbies or gardening, as there is a useful timber-built cabin in the rear garden of generous size, which would form an ideal studio, a spacious summer house or provide ancillary summer accommodation for visiting guests. Within the garden there is also a good size timber garden shed at the side of the property and a further shed together with a metal-framed greenhouse adjacent to the kitchen and fruit gardens at the foot of the main rear garden. The garden and views can also be enjoyed on cooler days from the elevated conservatory.



### *Directions*

From St James Church in Louth, travel north along Bridge Street into Grimsby Road and turn left along St Marys Lane at the crossroads. At the end of the road, turn right and proceed to the roundabout. Take the second exit onto the A157. Keep left at the fork and after 8.5 miles, pass the Hainton Inn, go round the left bend and then turn left to South Willingham at the right bend. In the village centre, turn first right onto Barkwith Road and proceed until West View is found – the last property on the left.



# ACCOMMODATION

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

The main entrance into the bungalow is positioned at the end of the drive on the side elevation where an oak-effect, part-glazed (double-glazed) door opens into the:

## Entrance Porch

Light and airy with views across the approach to the bungalow, natural brick walls, quarry-tiled floor, ceiling light and a built-in bench seat with shoe storage under. Wall-mounted Sunny Boy inverter for the solar panels. Internal 15 pane glazed door and glazed side panel from floor level to the:

## Entrance Hall

T-shaped overall with ceramic-tiled floor, white column style radiator, coat hooks with shelf over and trap access to the roof void. Central heating thermostat, door chimes and louvre door to the boiler cupboard which contains the oil-fired Worcester Heatslave 15/19 central heating boiler. This operates with a digital wall programmer and above the boiler there are slatted linen shelves for airing.

## Lounge

Another bright room having two windows on the side elevation with low sills and double-glazed sliding patio door with fixed side panel to the conservatory beyond. Two white column style radiators, coved ceiling with centre light, TV aerial lead and walk-through opening from the hallway.







### **Conservatory**

With white double-glazed windows having six opening top lights and brick base walls with ceramic-tiled sills, together with double-glazed French doors in white uPVC on the side elevation. There is a wall light point, and the roof of the conservatory is pitched with an opaque polycarbonate covering. Electric wall panel heater.





### Breakfast Kitchen

A good size kitchen with a combination of units comprising modern base cupboards and drawers including deep pan drawers in cream with metal handles, above which there are hardwood block worksurfaces and a white ceramic, twin bowl sink unit and chrome lever mixer tap.

There are ceramic tile splashbacks to the work surfaces with a contrasting blue mosaic pattern and there are part-tiled walls of matching style around the entire room up to three quarter height. On the far side of the kitchen units there is a free-standing hardwood base unit comprising open-fronted shelves beneath three drawers and a hardwood block worktop.

To the side of the sink unit there is a Bosch full-size dishwasher and above is a wide window looking out towards the fields adjacent and having a roller blind fitted. Everhot cream enamelled electric heat store range cooker with stainless steel hotplates, two built-in ovens and a digital control panel at the side.

High-level utensil rail fitted to a long, bracketed shelf, high-level wall cupboard and plate racks with corner shelving. Two diffused strip lights and a free-standing Zanussi refrigerator. The floor is ceramic tiled with square pattern outer tiles, mosaic borders and diagonally-laid centre tiling.





### **Dining Room**

An excellent size and alternatively, a second sitting room with a window on the side elevation enjoying views over the open countryside adjacent. Ceramic-tiled floor in cream, ceiling light point and doors off to the utility room and:

### **Office/Store Room**

A versatile room which could be a quiet study area, a space for further appliances, computer room or general storage, presently fitted with pine wall shelving and a smoke alarm. Light tube from the roof over and a ceiling light point.

### **Utility Room**

L-shaped and well fitted with a range of units finished in birch-effect facings with metal handles and comprising base cupboard units, a drawer unit with deep drawers, a tall, shelved cupboard unit, two further matching tall cupboards and a centre open shelved area with space for tall cleaning utensils. Grey ceramic-tiled floor, double radiator and Hotpoint automatic washing machine set into a recess. Roll-edge, granite-effect worksurface with single drainer stainless steel sink unit, mixer tap and ceramic-tiled splashback. Front window with tiled sill and roller blind. Extractor fan and trap access to the wing roof void. Connecting door to the:

### **Utility Lobby**

Positioned at the side of the bungalow with a part-glazed (double-glazed) door in white uPVC to outside and having a high-level shelf, power points and a sloping ceiling with ceiling light point. The grey ceramic-tiled floor extends through from the utility room and continues through an inner door to the:





### Cloakroom/WC

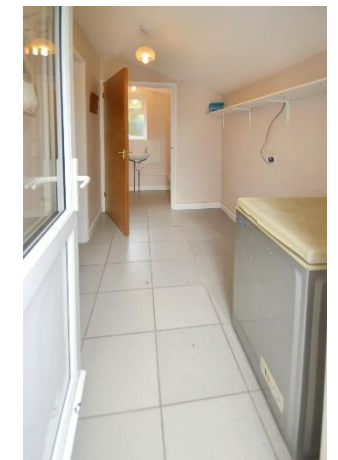
With a white suite comprising a low-level, dual-flush WC and bracket wash hand basin with ceramic-tiled splashback, together with front window having tiled sill over. Double radiator, sloping ceiling with light and extractor fan.

### Bedroom 1 (side)

A good size double bedroom with long radiator, window on the side elevation and ceiling light with wall and bed switches.

### Bedroom 2 (side)

A smaller double bedroom with coved ceiling, ceiling light point with wall and bed switches, long radiator and window to the side elevation.







### Shower Room

A modern shower room with a white suite comprising a low-level WC with concealed cistern and push button, dual-flush control set in a white surround; vanity wash hand basin over a high-gloss white double drawer base unit and having a chrome lever mixer tap, together with ceramic-tiled splashback and mirror-fronted cabinet over. Splash-boarded and glazed shower cubicle of good size with a wall-mounted mixer unit, handset on wall rail and drench head, together with glazed curved double doors. There is a shaver socket, an extractor fan to the ceiling and a side window with ceramic-tiled sill and roller blind. Limed oak-effect floor covering and chrome ladder-style radiator/towel rail.

### Garden Outbuildings

#### Log Cabin

A spacious and versatile outbuilding with a pale green, painted timber exterior under mineral felt-tiled pitched roof and having double-glazed, timber-framed windows to the front and rear and two matching windows on the side elevation, together with part-glazed (double-glazed) French doors for access. Internally, there is a vaulted roof with timber trusses painted green, a number of power points, electricity consumer unit and a Velux double-glazed skylight window, together with two diffused strip lights to the roof beams. An attractive room which could be a summer house, an excellent work home office, a studio for hobbies or as overflow summer accommodation for visiting guests.

There is a **Timber Garden Shed** positioned at the side of the bungalow with a mono pitched roof, single-glazed windows, ledged and braced door and high-level power point. Shelving to one side. In the rear corner of the garden there is a **Second Timber Garden Shed** and a metal-framed **Greenhouse**.





# OUTSIDE

The main garden is something of a gardener's paradise and located at the rear of the bungalow, enjoying the sun for a good part of the day and extremely well stocked with an interesting variety of ornamental trees, shrubs and bushes, positioned around a gently sloping lawn. Steps lead down from a flagstone patio between the conservatory and the log cabin.

A flagstone pathway extends around the conservatory to the opposite side, where there is a gravelled area for plant pots and tubs or for further external seating. There is a superb flowering wisteria trained across the rear wall of the house and the lawn slopes down to a vegetable garden at the side of the greenhouse and shed where there are many established ornamental and fruit trees, soft fruit canes and a pathway behind the many ornamental plants and trees to one side, which leads the kitchen garden, greenhouse and second shed. Both the garden and the conservatory enjoy some lovely views beyond the rear garden towards the open countryside along the edge of the Lincolnshire Wolds.

At the side of the bungalow there is a garden area which is paved with flagstone and concrete paving, an outside water tap and a wall light.

The bungalow is approached through timber five-bar vehicular and pedestrian gates opening to form a wide entrance onto a gravelled driveway which extends along the side of the bungalow. There is a block-paved pathway around the front and side and continuing at the side of the entrance porch to an

arched door leading around to the rear. The area of garden at the front of the bungalow is screened by a beech hedge and has a raised bed to the corner with an ornamental conifer tree and the modern oil storage tank on a raised plinth. There is a shrubbery bed by the front wall and a superb flowering clematis montana to the front wall.

The driveway is screened from the adjoining fields by a mixed hedgerow and wide shrubbery bed with a variety of plants, shrubs and bushes, rose trees and bedding plants. There is a sensor outside floodlight illuminating the driveway.







### **Location**

South Willingham is a picturesque country village partly positioned in the Lincolnshire Wolds AONB on the very western fringe of this scenic area where the Wolds meets the Lincolnshire vale. The stone-built church of St Martin dates back to the 13th Century and there are some fascinating details of the village history on the Wikipedia website. Lincoln is around 15 miles to the west and Louth market town is just over 10 miles – each with excellent shopping, educational and leisure amenities. The neighbouring Wolds village of Donington-on-Bain has a primary school, post office with shop and café, further village shop and The Black Horse pub with dining facilities. East Barkwith, at the end of Barkwith Lane also has a village post office/store and a country pub

### **Viewing**

Strictly by prior appointment through the selling agent.

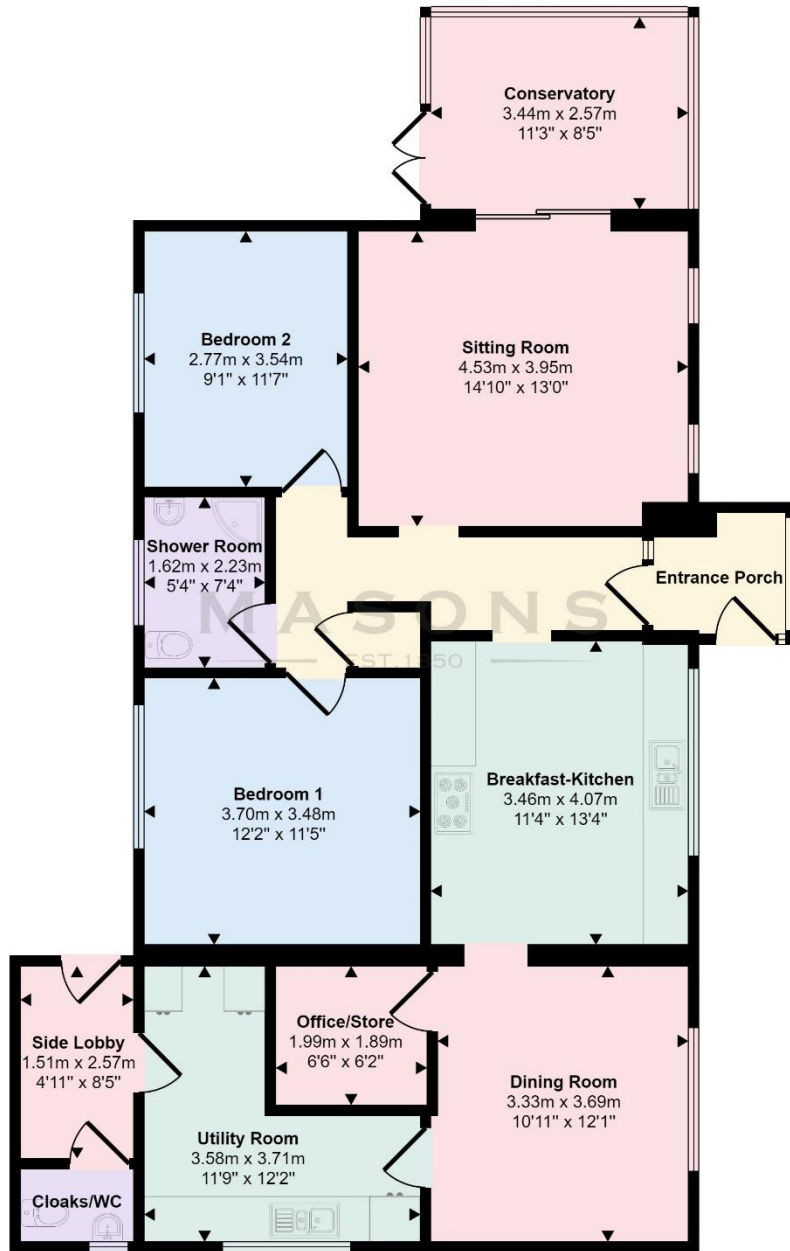
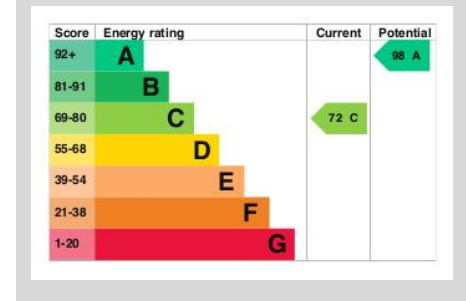
### **General Information**

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 and water whilst drainage is to a private system. No utility searches have been carried out to confirm at this stage. The property is in Council Tax band C.





# FLOORPLANS AND EPC GRAPH



Ground Floor  
Approx 117 sq m / 1255 sq ft



Studio Cabin  
Approx 18 sq m / 196 sq ft

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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.