

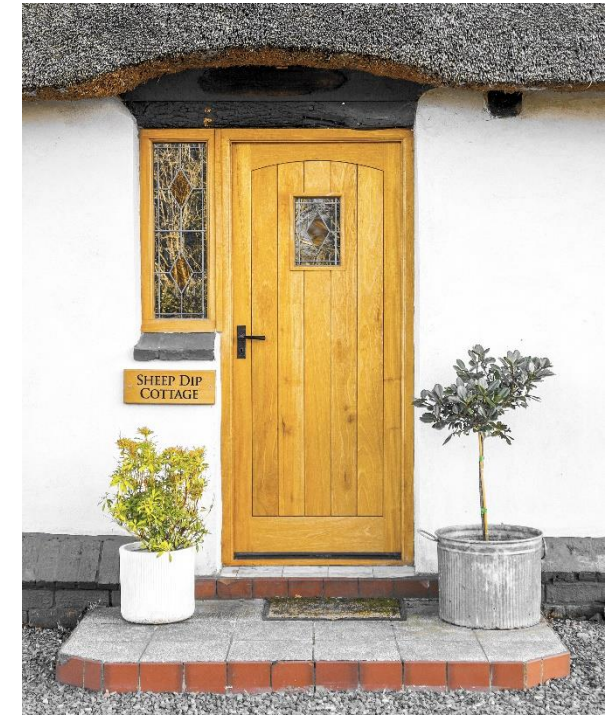


SHEEP DIP COTTAGE
MANBY LN1 1 8HF

M A S O N S
EST. 1850

SHEEP DIP COTTAGE, GRANGE LANE, MANBY, LOUTH, LINCOLNSHIRE LN1 1 8HF

A charming and greatly improved detached, thatched cottage positioned on the outskirts of Manby village and providing accommodation full of character and personality together with a surprisingly large garden at the rear, a driveway and an attractive garden log cabin within the grounds. The accommodation features a modern fitted kitchen with appliances, modern Period style bathroom and ensuite shower room. LPG central heating system and mainly uPVC DG windows in cream. For sale with NO CHAIN and development potential in the grounds (STP)



Directions

Proceed away from Louth on the Legbourne Road and at the roundabout take the first exit along the B1200 toward the coast. Follow the road to the Manby Middlegate traffic lights and turn right along Carlton Road. Grange Lane is the first lane on the left side and the cottage will be found at the end of this lane on the right-hand side, just before the entrance to the adjoining farm.

ABOUT SHEEP DIP COTTAGE....

Believed to date back to the mid 1600's, this charming, detached country cottage has rendered and colour-washed walls in subtle pastel tones and thought to be mainly of brick construction beneath a pitched timber roof structure re- covered in Hungarian reed thatch in 2020. Heating is provided by a modern LPG combination central heating boiler which is controlled via a digital remote controller and in addition there is an electric stove to the fireplace in the sitting room. Most of the windows have been replaced with cream coloured uPVC double-glazed units, having square leaded lights.

The interior has been greatly enhanced by the installation of a stylish fitted kitchen with appliances and breakfast bar, a Period style bathroom and ensuite shower room to the ground floor bedroom, each having a white suite and metro-style ceramic tiled walls.

The property stands in surprisingly spacious grounds which include a log cabin with hot and cold-water supply from the cottage and potential for use as a summer house, home office or overflow accommodation in the summer. The large main lawned garden is positioned to the rear and provides potential for residential development, subject to obtaining planning permission. There is presently a driveway to the left side of the cottage when viewed from the lane but also scope to create an additional vehicular opening and driveway to the right side through the current boundary wall if a purchaser so chooses, subject to obtaining any necessary consents from the local authorities and re-directing the services to the log cabin.





ACCOMMODATION

(Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale). **NB** the rooms feature low, beamed and part-sloping ceilings which will not suit taller individuals!

Ground Floor

Attractive main entrance at the front of the property where an oak front door with decorative centre windowpane and double-glazed matching side window opens into the:

Open Plan Sitting and Dining Rooms

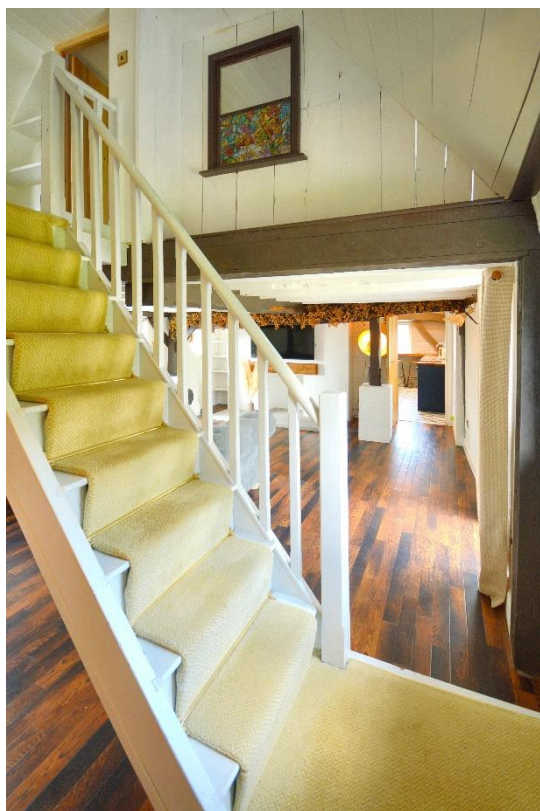
Featuring a wealth of character features, this spacious living area has an overall width of 7.5 metres by a depth in the region of 4.2 metres average, to include a wide chimney breast and fireplace with a projecting flagstone hearth and electric stove inset.

There are double-glazed windows to front and rear elevations, including a feature circular front window with coloured panes and a large feature stained-glass window by the doorway into the kitchen.

On the rear elevation, cream uPVC double-glazed French doors open onto the rear patio and garden beyond.

The sitting area has a low cross-beamed ceiling with painted beams, wall pillars, posts on painted brick plinths and braces. Separating the sitting area from the dining area is the staircase from a raised walk-through step with pillared balustrade to one side and open-sided to the dining area.

Karndeian oak-effect flooring, radiator, moulded dado rail and picture rail to the dining area. Ceiling light point and wall light points. Shelving to deep fireside alcove. The room is finished in bright colours with part colour-washed brick walls.





Breakfast Kitchen

Superbly fitted with a range of units finished in bold dark blue tones with gunmetal grey handles and comprising base cupboards and drawer units with deep pan drawers, integrated faced Bosch dishwasher, built-in CDA washing machine and Bosch electric fan oven with a black glass induction hob over and a stainless-steel Faber cooker hood with downlighter above. Excellent deep built-in corner larder cupboard of generous size with rebated quadrant shelving and circular cutouts.



Hardwood block work surfaces and breakfast bar with decorative tile splashbacks, window to the side elevation and two rear windows. White Belfast sink with brushed chrome mixer tap. Painted feature beams, pillar and brace with outer ceiling incorporating LED downlighters. The centre ceiling has been cut away to reveal the vaulted main roof above with further exposed collar and purlin beams and multiple pendant lights from a fitting over

Decorative ceramic-tiled floor extending through a walk-through opening into the **Side Lobby** with further painted beams and a heavy oak door with framed opaque windowpane onto the driveway adjacent. Here there is space for an upright fridge/freezer. Oak panelled internal door with brushed steel handle to the:





Bathroom

A bright modern bathroom combining traditional character with contemporary fittings and including a tub bath with chrome ball and claw feet, glazed side screen and a Period-style shower mixer unit with handset on chrome wall rail together with a circular drench head above; white low-level WC and vanity wash hand basin comprising a white rectangular wash basin over grey double cupboard beneath. Two front windows fitted with roller blinds and set in ceramic tiled reveals and metro-style cream ceramic tiled walls on all sides. Patterned ceramic tiled floor, chrome and white column radiator/heated towel rail, ceiling extractor fan and recessed LED light with decorative surround.

Ground Floor Bedroom 1

A double bedroom approached via a lobby and pine 6-panel door from the dining area adjacent and having a wall light point, radiator and window with Venetian blind overlooking the main garden. An attractive stripped pine door with decorative coloured glazed panel opens into the:



En Suite Shower Room

Re-fitted with cream metro-style ceramic tiled walls extending into a corner shower cubicle which has a Triton chrome mixer unit, handset and rail, extractor fan over and curved glazed door. White low-level, dual-flush WC and modern vanity unit comprising a white wash hand basin with chrome lever tap over

grey double cupboard with metal handles. Full-height, enclosure for the the combination LPG central heating boiler (NB a mirror panel which fitted at the front has been damaged and a replacement door or mirror panel is required). Front window with roller blind and a ceramic tiled reveal. LED ceiling light

First Floor Landing

With pillared balustrade to each side of the staircase forming a gallery and deep sloping panelled ceiling with a painted finish, wall beam and exposed wall pillar. The landing area is an ideal place for a desk and study/computer area as shown in the photograph.

Bedroom 2

A spacious double bedroom with a typical cottage feel having deep, part-sloping ceilings which extend down to floor level on each side. (NB. The floor plan measurements show the room depth taken at floor level). Window to the gable, radiator and built-in double wardrobe with a single cupboard and angled top cupboard over, all painted white.

Bedroom 3

A further double bedroom also having deep, part-sloping ceilings and measured on the floor plans at floor level where the ceiling intersects with the floor.





To one side of the room there is the angled chimney breast with diagonally painted panelling to each side and there is a dormer window to the rear elevation and painted panelled ceiling. Radiator, wall light point and decorative coloured internal window to the staircase beyond. Long curved beam just above floor level. Pine panelled door from the landing.

Log Cabin

Within the rear garden and to one side there is a versatile log cabin with approximate dimensions shown on the floor plans and potential for a variety of uses from summer house to home studio or in connection with business as a home office (possibly subject to planning permission).

The entrance is from a veranda-style porch with part-glazed double doors and the main room has light, numerous power points and its own electricity consumer unit. Top opening, multi-pane window to the front and side elevations with Venetian blinds.

L-shaped roll-edge bar with acrylic single-drainer sink unit and lever mixer tap. Plumbing and waste for dishwasher or washing machine and space for under counter appliances.

OUTSIDE

Driveway

When viewed from the lane, there is a driveway on the left side of the cottage providing parking space and the potential to form an opening in the fencing to extend the drive into the garden for construction of garaging if required (STP). The wide frontage also provides potential subject to obtaining local authority permission. To create a further vehicular access through the wall to the right side of the cottage though this will require re-positioning of the services between the cottage and cabin.

Gardens

On the lane side there is a wide gravelled border providing parking space and a tiled step up to the front door. Very little impression can be gained from here of the large garden stretching away at the rear. From the driveway there are semi-circular steps to the oak door into the side lobby by the kitchen.

A hand-gate from the driveway opens onto a sandstone flagstone pathway along the sunny south-east elevation of the cottage before opening onto a patio area by the rear French doors. The pathway then continues to the log cabin, opening to form a spacious seating area for garden furniture, barbecues and alfresco dining.

The garden is an excellent size, the plot having an area of around one third acre (STS) and mainly positioned to enjoy the sun throughout the day, at the rear of the cottage. The principal area is laid to lawn interspersed with ornamental trees and enclosed by timber, close-boarded fencing with brick wall on the lane side.

There is a pathway along the side and a unique feature where an exposed well has a glazed circular viewing cover and internal lights illuminating ferns within at nighttime. In addition to the log cabin there is a timber **Garden Shed** with double doors and side window. Outside tap

to the rear wall of the cottage. The surprisingly large level lawn beyond the initial garden provides a possibility for residential development in this area subject to obtaining planning permission from the local authority.

NB A copy report on the roof by a Master Thatcher and an electrical report can be emailed on request.

Viewing: Strictly by prior appointment through the selling agent.





Location

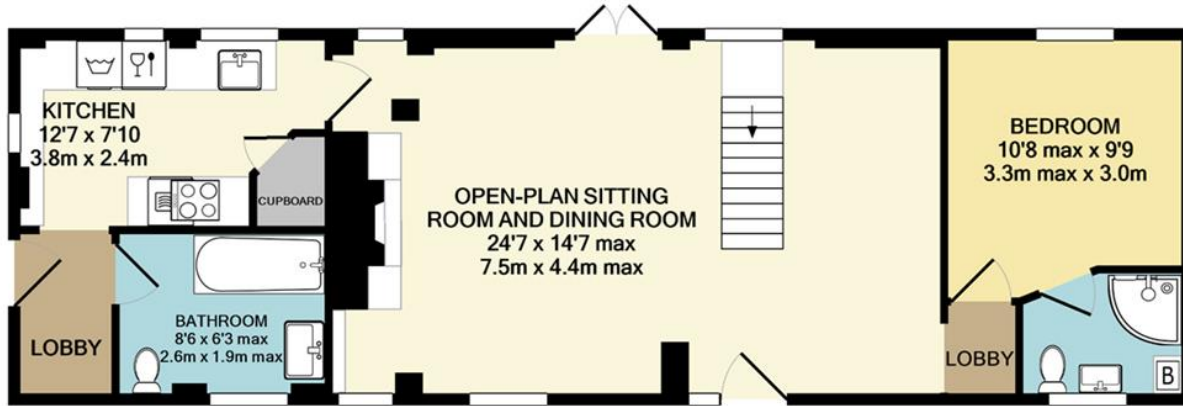
Manby is a sizeable and well serviced village which merges with the adjacent village of Grimoldby. Together these villages provide a local mini supermarket, Post Office, village hall and Primary School. The market town of Louth is approximately 5 miles away and has 3 markets each week, a range of shops, highly regarded schools and academies including the King Edward VI Grammar school, a cinema, a theatre, bars, restaurants and cafes. The area has many footpaths for walkers and the coast is just a few miles from the property at its nearest point, with access to open sandy beaches and nature reserves along the dunes. The main business centres are in Lincoln (approx. 30 miles) and Grimsby (approx. 19 miles)

General Information

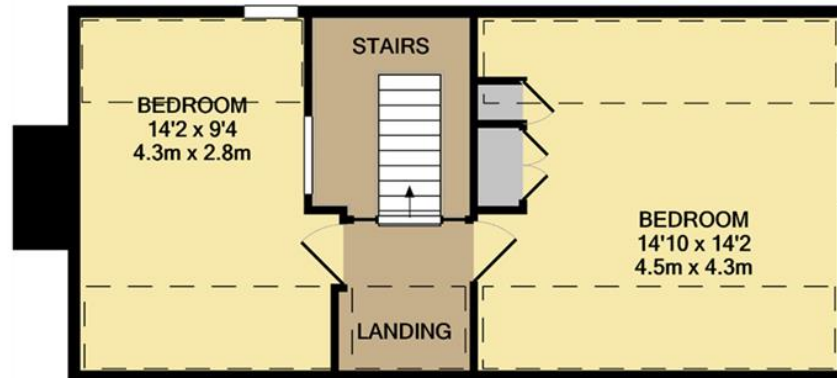
The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise 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 water, electricity and drainage but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band B.



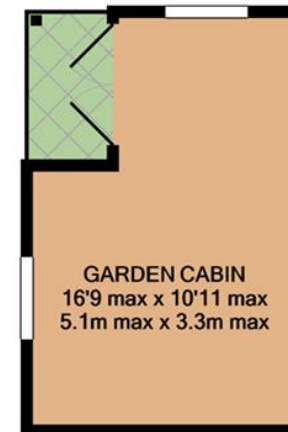
FLOORPLANS AND EPC GRAPH



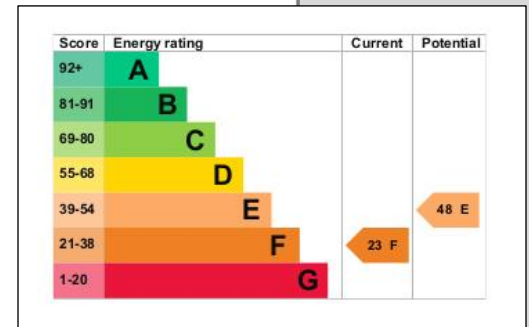
GROUND FLOOR
APPROX. FLOOR
AREA 670 SQ.FT.
(62.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 417 SQ.FT.
(38.7 SQ.M.)



GARDEN CABIN
APPROX. FLOOR
AREA 162 SQ.FT.
(15.1 SQ.M.)



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