



BARGATE
LITTLE CAWTHORPE LN11 8NA

MASON'S
EST. 1850

BARGATE, HAUGHAM PASTURES, LITTLE CAWTHORPE, LOUTH, LINCOLNSHIRE LN1 1 8NA

Superbly positioned in a tree-lined plot of 1/3 of an acre (subject to survey) and approached over a long, sweeping gated driveway, this greatly improved, three double bed roomed detached bungalow enjoys a peaceful setting on the rural outskirts of Little Cawthorpe – a particularly sought-after Lincolnshire Wolds village just three miles from the centre of Louth market town and known for the Royal Oak Inn (“The Splash”) by the village ford and the picturesque river-fed duckpond by the church - just a few yards from this property.



Directions

Proceed away from Louth along the Legbourne Road, go past the Louth Garden centre on the left and at the roundabout, take the second exit along the A157. Continue for a short distance and take the first right turn towards Little Cawthorpe. Follow the long, straight lane, bear right at the bend and proceed up the hill. Bear left around the bend and continue until the right turning to Haugham Pastures. Take this turning and after just a few yards, the entrance to Bargate will be found on the right side.



ABOUT BARGATE ...

Constructed during the 1970s, Bargate has brick-faced, insulated cavity walls under a pitched timber roof covered in concrete tiles. The windows are uPVC framed, double-glazed units in white with complementary fascias and soffit boards to the eaves. A new mains gas central heating system has been installed with a condensing combination boiler and a new cast iron, log-burning stove installed to the lounge fireplace.

A combination of LVT flooring and carpets has been fitted, walls have been re-plastered and decorated in white, creating bright rooms flooded with light. The dining kitchen has a newly fitted range of units in contemporary light matt grey with integrated appliances and there is a newly-fitted bathroom with white suite including a bath and shower cubicle. A new ensuite washroom has also been formed to the main bedroom.

The hallway is spacious and fitted with an extensive range of built-in storage cupboards. A practical utility kitchen has a cloaks/WC off and access to the attached

garage and to a side patio adjacent. The garage has potential for conversion and space for a staircase to enable a roof conversion if of interest to the buyer/s (all STP). In addition, there is a sectional garden implement and mower store.

The gardens are a lovely feature of the bungalow and an excellent size with an ample parking area, a productive greenhouse and sleeper-lined raised vegetable beds, in addition to paved seating areas to the front, side and rear. In all, this is a rare opportunity in a prime rural village location.



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 is at the front of the property with a uPVC panelled front door having a projecting canopy porch with light over and double-glazed side panels from floor level into the

Entrance Porch

With covered ceiling, light and an inner glazed, three-pane door with part-glazed, two-pane side panel to the:

Entrance Hall

A spacious hallway opening out to each side from the initial reception area and fitted with an extensive range of built-in, full-height cupboards having clothes hanging rails, ample linen shelves, tall storage space and top cupboards. Two radiators, two ceiling light points, mains smoke alarm and trap access to the roof void.

Lounge

A bright and modern reception room with a superb walk-in, semi-circular bay window to the gable elevation and a large window with low sill





on the front elevation, both providing lovely views over the tree-lined setting. Recessed fireplace with projecting slate hearth and cast iron, inset log-burning stove, tall display alcove to the side, TV point and covered ceiling with two light points. Radiator, telephone point, carbon monoxide alarm and glazed, three-pane door from the hall.





Dining Kitchen





Fitted with an extensive range of modern, built-in units having a matt grey finish and comprising base cupboards, wide drawer unit with deep pan drawers and long, stainless steel handles, integrated, faced Lamona full-size dishwasher, tall integrated faced refrigerator with matching height cupboards to each side, all fitted into a recess.

Marble-effect work surfaces with Metro style ceramic tile splashbacks finished in a textured gloss grey, single drainer stainless steel sink unit with lever mixer tap and tall unit housing the Bosch electric double oven and grill with fan to the main oven and cupboards both above and below. Separate Bosch black ceramic induction hob with ceramic tile splashback and modern glazed and stainless-steel cooker hood with twin downlighters over.

Wide rear window with tiled sill onto the conservatory and glazed three-pane door from the hall. Two radiators, ceiling LED downlighters, pendant light and smoke alarm. There is a further three-pane glazed door from the hall into the dining area which is a good size or could be an additional seating area. LVT grey oak-effect floor covering and double-glazed patio door with fixed side panel to the:



Utility Kitchen

An excellent size with a modern range of units having a grey woodgrain finish and comprising base double cupboard, space with plumbing for washing machine adjacent, marble-effect work surface, stainless steel, single drainer sink unit, window with tiled sill facing the side patio and a tall cupboard unit with shelving. Double wall cupboard, further work surface with space beneath for appliances (e.g. drier and freezer). Ideal gas-fired combination central heating boiler, connecting door to the garage, suspended ceiling with hatch to the wing roof void and door to the:

Cloakroom/WC

With a white square design, low-level, dual-flush WC and rear window with ceramic-tiled sill.

Conservatory

A superb size with an opaque polycarbonate roof, LVT flooring as fitted in the kitchen, brick base walls and double-glazed, uPVC-framed windows with vertical louvre blinds, together with sliding double-glazed patio door and side panel onto the patio and garden. There are two lights and a CCTV camera.





Bedroom 1 (front and centre)

A good size double bedroom with two windows on the front elevation providing views across the large front garden towards the entrance. Connecting door to the:

En Suite Washroom

With a white suite of square design, low-level, dual-flush WC and pedestal wash hand basin having ceramic tile splashback and lever chrome tap. Chrome ladder-style radiator/towel rail, two LED ceiling downlights and extractor fan.



Bedroom 2 (side)

Another spacious double bedroom with large window on the gable elevation, having a radiator beneath. Part-sloping ceiling and recessed double wardrobe having sliding panelled doors in white, clothes rails and shelving.

Bedroom 3 (front)

An L-shaped, smaller double bedroom or as at present, a good size single bedroom. Wide window to the front elevation overlooking the main approach to the bungalow. Coved ceiling and radiator.





Bathroom

A spacious, re-fitted bathroom with a white suite including a panelled bath with 2 grips and modern lever shower mixer taps and a glazed and ceramic-tiled shower cubicle. The latter has a sliding glazed door, thermostatic shower mixer unit and handset on rail. The suite also includes a range of base units in white which conceal the cistern of the low-level, dual-flush WC and adjacent is the rectangular wash hand basin set into a slate style plinth with lever tap and gloss white doors to cupboards beneath. Tile-effect floor covering, LED downlighters, chrome ladder-style radiator/towel rail and rear window with Venetian blind. Ceramic-tiled walls around the suite extending to full height and extractor fan.



Garage

With up and over door at the front, strip light, glass-brick glazed panel to the front elevation, electricity meter and consumer unit with MCBs. As previously mentioned, there is a recess at the side of the garage area which provides the potential to construct a staircase leading up to the roof space and carry out an attic conversion if required, subject to obtaining planning and/or building regulation consent as necessary.

OUTSIDE

From the country lane, Bargate is approached through a red and blue brick pillared entrance with attractive wrought-iron double gates designed with shaped arches and scrolls, onto a long driveway leading across the front garden. At the side of the entrance on the grass bank, there is an old-fashioned streetlamp.

The driveway opens to form a spacious parking and turning area extended by crazy paving which leads to the main front entrance into the bungalow, with access from the parking area to the attached garage and an electric car-charging point adjacent. Beyond the end of the drive, there is a storage area under the trees and a pathway with a millstone inset, to a brick arch with wrought-iron gate having dog-proof mesh into the side and rear gardens (this rear garden area has dog/deer proof fencing around the perimeter.)





The crazy paving at the front of the bungalow continues as a pathway leading to the side and there are two floodlights to the eaves. The front garden is mainly laid to lawn and of excellent size with close-boarded fencing to much of the front boundary and hedgerow to part. Inside the fencing there are ornamental trees, shrubs and bushes. The front windows of the bungalow look out across the lawns to a backdrop of trees beyond the boundary while the gable bay window of the lounge and the window of bedroom 2 look out to a stand of mature trees inside the boundary, which has a post and rail fence to the open field beyond. Adjoining the garage is a useful:

Garden Store and Mower Shed – a concrete sectional building subdivided by a partition and connecting door with a front up and over door into the mower store; the garden store has a bench, power points, light and a ledged and braced door onto the side patio area and rear garden beyond.



At the side of the bungalow close to the side elevation there is a sheltered and enclosed flagstone and block-paved patio with brick and ornamental block walls on two sides, flower bed and tall “soldier” conifer bushes to the third side. High level floodlight, bin storage area and a glance at this gable shows a high-level window allowing natural light into the roof void.

A side pathway leads into the rear garden – again an excellent size and laid to lawn, bisected by flagstone pathways and surrounding a newly laid sandstone paved patio by the conservatory.

The photograph of the **Timber-framed Greenhouse** clearly shows that this is highly productive with beds on either side of a central access and opening side and skylight windows.

The garden is enclosed by mixed hedgerows and a pathway leads to the raised vegetable growing beds with timber sleeper framework. Further floodlight, outside tap and ornamental tree where the lawn tapers by the conservatory.

Location

Little Cawthorpe is a particularly popular village on the fringe of the Lincolnshire Wolds Area of Outstanding Natural Beauty with many unique character homes and a popular public house locally known as The Splash, positioned by the village ford and just a short walk from Barford.

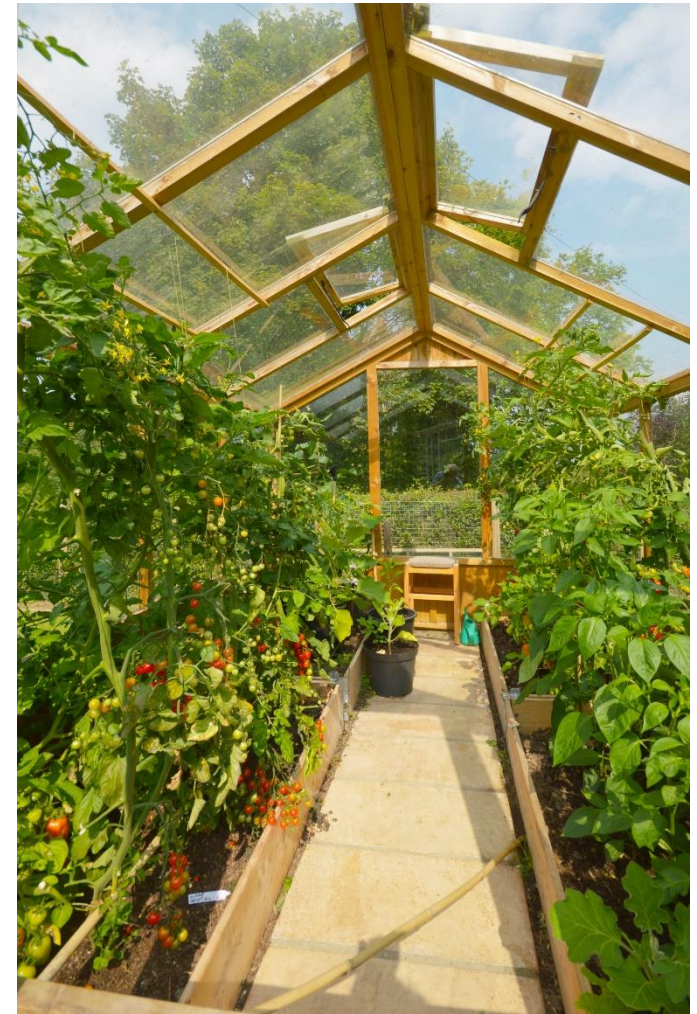
Louth is just three miles away and has thrice-weekly markets, a variety of individual shops, sports facilities including swimming pool, golf club, bowls, athletics grounds, tennis academy, etc. and the Kenwick Park leisure centre with golf course, swimming pool and equestrian centre is between Louth and Little Cawthorpe.

Louth has some excellent schools with academies, including the King Edward VI grammar school and Grimsby is about 17 miles to the north whilst Lincoln is some 30 miles inland. The coast is around 14 miles from the village at its closest point.

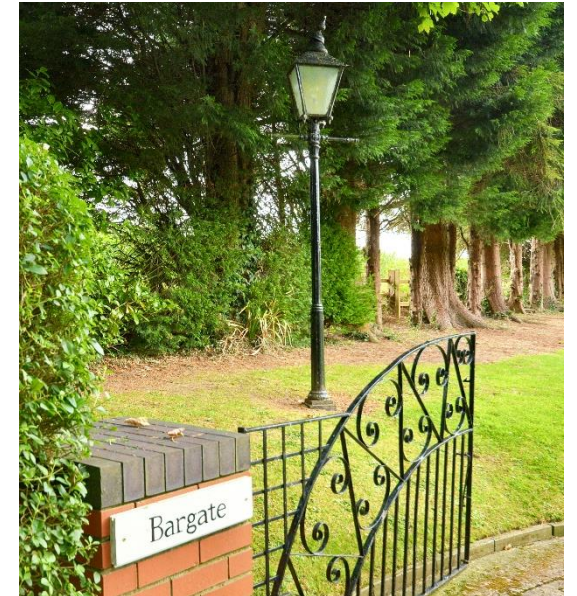
Viewing: Strictly by prior appointment through the selling agent.

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 gas 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.

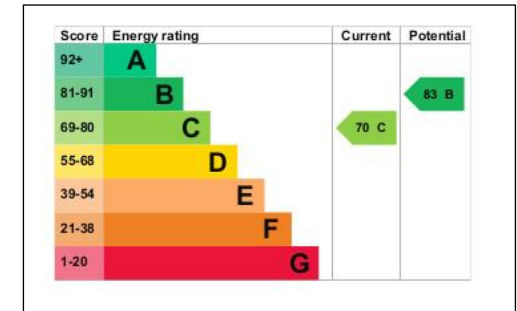
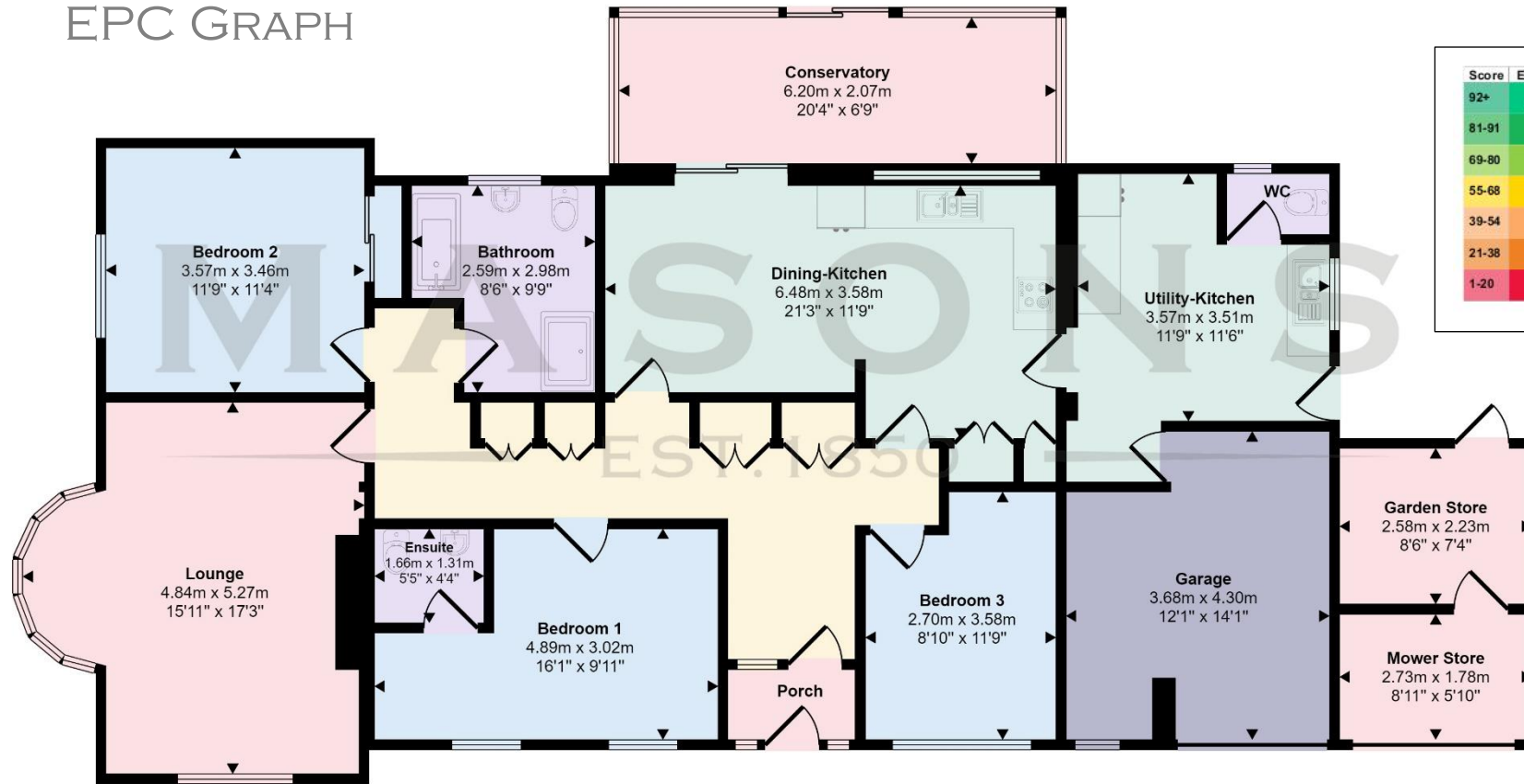






FLOORPLANS AND EPC GRAPH

Approx Gross Internal Area
170 sq m / 1832 sq ft



Floorplan

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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