



## The Bus House Buttgate Grainthorpe Louth LN11 7HR

£500,000

Council Tax Band D

**JOHN TAYLORS**  
EST. 1859

**An extremely spacious detached house situated on the edge of this coastal village and positioned at the end of a private lane and standing in a plot of approximately 2/3 of an acre plot (sts). The property has a split level design and we understand was built sometime during the mid-1970s. It also includes a large detached garage which has an internal area of approximately 74 m<sup>2</sup>/ 783sqft and is a real feature of this property having originally been built for the horse drawn village bus. EPC rating D.**

## Rooms

### Front Entrance Porch

The front entrance steps lead to the entrance porch with uPVC double glazed front door and side windows, Victorian style geometric tiled floor, glazed internal door opening to:

### Entrance Hall

With built-in cloak cupboard and further storage cupboard, radiator, coved ceiling and doors to the lounge and kitchen.

### Cloak Room

With modern two piece white suite comprising of a close coupled toilet, concealed cistern & vanity wash basin. Tiled flooring, uPVC double glazed window, chrome heated towel rail/radiator, access to roof space. 8'4" x 2'7" (2.57m x 0.84m)

### Breakfast Kitchen

This room enjoys elevated views of the rear garden and has a modern fitted kitchen comprising of a range of wall & base cupboards, granite effect worktops and matching breakfast bar, stainless steel sink having mini sink, drainer board and mixer tap, integrated electric oven and induction hob with extractor hood over, tiled splash backs, integrated fridge freezer, radiator, wood effect ceramic floor tiles, two uPVC double glazed windows having views over rear garden, radiator, uPVC double glazed patio door providing access to the large elevated patio area.

18'3" x 13'1" (5.59m x 4m)

### Lower Ground Floor

This flexible part of the property could be used as a separate self contained annexe if required.

### Side Entrance Hallway

With uPVC double glazed external door, Victorian style geometric flooring, radiator, stairs up to main entrance hall, built in storage cupboard.

### Sitting Room / Bedroom 5

With uPVC double glazed window, radiator.

18'3" x 10'1" (5.59m x 3.08m)

### Office/ Bedroom 6

With uPVC double glazed window, radiator, laminate flooring. Measurement extending to 2.98 m. 10'7" x 6'5" (3.29m x 2m)

### Utility Room

With fitted wall and base cupboards, granite effect worktops, resin sink and drainer board, uPVC double glazed window, Victorian style geometric tiled floor, vent for tumble dryer and plumbing for washing machine, Camray oil fired central heating boiler and timer control. 11'6" x 10'1" (3.55m x 3.09m)

### Bedroom 4

With fitted mirror fronted wardrobe, radiator, uPVC double glazed window. 13'4" x 11'2" (4.1m x 3.43m)

### Shower Room

With three piece white suite comprising of a tiled shower cubicle housing electric shower, wash basin, close couple toilet. Tiled walls and floor, uPVC double glazed window, extractor fan & water softener. 7'6" x 3'2" (2.32m x 1m)



### First Floor Landing

With built-in airing cupboard housing hot water cylinder and storage shelving over, access to roof space having a pull down loft ladder.

### Bedroom 1

With uPVC double glazed window, radiator, built-in wardrobes and chest of drawers, coved ceiling. Maximum depth measurement. 15'1" x 12' (4.63m x 3.67m)

### En-Suite Shower Room

With a modern white suite comprising of a large tiled shower cubicle housing mains fed shower, vanity wash basin and fitted cupboards, toilet with concealed cistern, part tiled wall, radiator, uPVC double glazed window and extractor fan. Minimum width measurement. 6'8" x 5'5" (2.1m x 1.7m)

### Bedroom 2

With uPVC double glazed window, radiator, coved ceiling and built-in wardrobe. 13'9" x 9'7" (4.25m x 2.96m)

### Bedroom 3

With uPVC double glazed window, radiator, built-in wardrobe. Maximum depth measurement. 13'9" x 9'7" (4.25m x 2.98m)

### Family Bathroom

This spacious bathroom comprises of a panel bath having telephone shower tap, close couple toilet, wash basin, tiled shower cubicle housing mains fed shower, radiator, built-in cupboards, chest of drawers and shelving unit, part tiled walls, radiator, uPVC double glazed window. 11'6" x 10'1" (3.56m x 3.08m)

### Outside

The property is approached by a gravel lane which is in the ownership of the property and which then leads to a gated concrete driveway providing ample parking for numerous vehicles and access to the former bus garage. The spacious gardens surrounding the property include shaped lawns, flower & shrub beds, PVC oil storage tank, fruit trees and semi-mature trees as well as a large elevated sandstone paved patio area having attractive views of the garden and a wind out sun canopy. To the rear of the house is a cold water tap.

### Former Bus Garage

We are informed by the owner that this large building was built in 1906 in order to store the village horse drawn bus and horses that travelled up to Cleethorpes and down to Mablethorpe on a regular basis. The garage has been previously used to store classic cars and has great potential for further development for a variety of uses and would be ideal for someone working from home or to convert into a residential annex (subject to any necessary local authority consents). The garage has two roller shutter garage doors, large timber double doors to front elevation (Ideal for access of a caravan/motorhome), further pedestrian access door to rear elevation, numerous power points, lighting and drainage. There is a partitioned office/store within the garage which has fitted wall and base cupboards and worktops. 37' x 21'5" (11.28m x 6.58m)

### Services

The property understood electricity & mains drainage. Oil fired central heating. The property has solar panels which we are informed by the seller were installed in 2013 and provide a feed in tariff which is guaranteed until 2033. This provides a tariff return.

### Tenure

The property is understood to be freehold.

### Council Tax Band

According to the government's online portal, the property is currently in Council Tax Band D.

### Viewing Arrangements

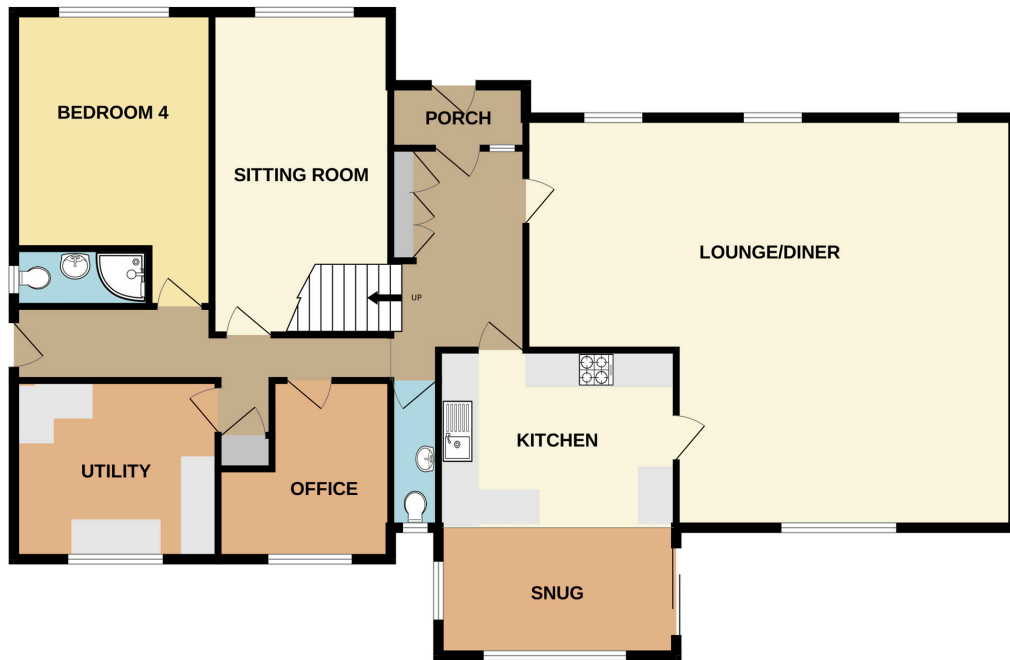
Viewing strictly by appointment only through our Louth office. Louth office open from Monday to Friday 9 am to 5 pm and Saturday to 9 am to 1 pm.

### Please Note

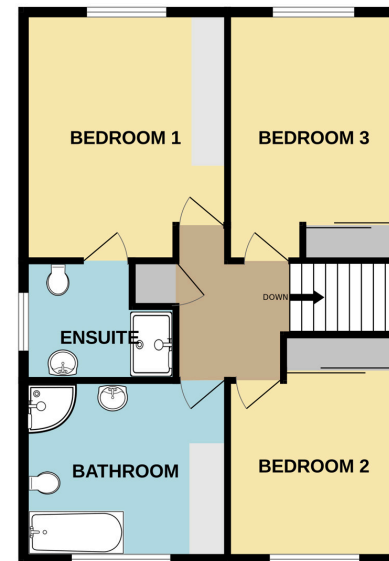
The adjoining land owner has a right of way over the gravel lane which provides access to a paddock adjacent to the property. Prospective purchasers are advised to discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.



GROUND FLOOR  
1601 sq.ft. (148.7 sq.m.) approx.



1ST FLOOR  
665 sq.ft. (61.8 sq.m.) approx.



TOTAL FLOOR AREA : 2266 sq.ft. (210.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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