



Hall Farm Cottage Glebe Road Great Carlton Louth LN11 8JX

£395,000

JOHN TAYLORS
EST. 1859

Dating back to the Victorian period, this charming link detached home is situated in the heart of the historic village of Great Carlton. The property has been greatly improved by the current owners while retaining much of its character and charm. Enjoying delightful views across open countryside, the house offers a peaceful rural setting alongside modern comfort. Externally, the property benefits from ample off-street parking and a range of useful outbuildings, providing excellent potential for a home office, studio or work from home space. This unique home combines period features with practical living, making it ideal for those seeking character, space, and a picturesque village location. EPC rating E.

The village of Great Carlton

Set amidst the gently rolling countryside of Lincolnshire, Great Carlton is a charming and peaceful rural village offering an idyllic setting for those seeking space, privacy and a strong sense of community. Surrounded by open farmland and wide skies, the village epitomises traditional Lincolnshire living while remaining conveniently connected to nearby market towns and transport links. Great Carlton enjoys close proximity to the historic market town of Louth, renowned for its independent shops, weekly markets, cafés and schooling, as well as access to the stunning Lincolnshire Wolds, an Area of Outstanding Natural Beauty. The wider region offers excellent opportunities for walking, cycling and outdoor pursuits, with the east coast and sandy beaches also within comfortable driving distance.

Entrance Lobby/ Reception Room

With double glazed composite front entrance door, dado rail and panel effect decoration below, wood effect flooring, radiator, brass effect wall lights, ledged & brace pine door opening to:
10'9" x 9'2" (3.33m x 2.83m)

Lounge

With open fireplace housing solid fuel stove and having timber Victorian style surround and brick hearth, uPVC double glazed bow window to front elevation and further uPVC double glazed window to the side elevation, wood effect flooring, radiator, built-in alcove cupboard, wall lighting, stairs to first floor landing. Maximum measurements. 20'8" x 14' (6.37m x 4.29m)

Dining Room

With feature fireplace housing stove effect electric fire and having pine Victorian style fireplace and brick hearth, wood effect flooring, uPVC double glazed bow window, radiator, wall lights. Maximum width measurement. 14' x 11'8" (4.27m x 3.62m)

Breakfast Kitchen

With modern fitted kitchen comprising of shaker style wall and base cupboards and drawers, kickboard lighting, marble effect worktops and splash backs, Granite sink having mixer tap and mini sink, integrated Hotpoint electric induction hob with extractor hood over, electric Hotpoint oven and grill, Blomberg Fridge Freezer and Neff Dishwasher, uPVC double glazed window with views out to rear garden and countryside beyond, radiator, wood effect flooring, wall lighting, fitted display shelves and illuminated cabinets to breakfast area. Two Velux windows. 13'5" x 8'0" (4.14m x 2.46m) & 11' x 9'7" (3.37m x 2.98m)

Lobby

With built-in recess cupboards, wood effect flooring, uPVC double glazed window. Minimum width measurement. 11' x 5'3" (3.36m x 1.64m)

Utility Room

With fitted wall and base cupboards, wood effect worktop, space for washing machine and dryer, chrome heated towel rail/radiator, space for fridge freezer, built-in electric meter cupboard, wood effect flooring, composite double glazed rear access door. 10'9" x 6'5" (3.34m x 2m)



Bedroom 5 / Sunroom

With wood effect flooring, uPVC double glazed patio doors opening out to patio area, radiator, two Velux windows, wall lighting, radiator 10'6" x 8'4" (3.24m x 2.58m)

En-Suite Shower Room With tiled shower cubicle housing mains fed shower, modern vanity wash basin with tiled splashback, close couple toilet with concealed cistern, Victorian style tiled flooring, uPVC double glazed window, heated towel rail/radiator, extractor fan. 10'2" x 3'2" (3.11m x 1m)

Bedroom 1

With built-in wardrobe and cupboard over, pine panelling to part walls, radiator, built in alcove cupboard and shelving over, uPVC double glazed window with views of open countryside beyond. Maximum depth measurement. 14'1" x 11'9" (4.3m x 3.64m)

Bedroom 2

With built-in wardrobes with cupboards over, radiator, uPVC double glazed window with views of open countryside beyond. Maximum width measurement. 14' x 11'8" (4.28m x 3.62m)

Bedroom 3

With radiator, uPVC double glazed window having views of open countryside beyond. 10'8" x 9'2" (3.32m x 2.83m)

Bedroom 4

With built-in cupboards, radiator, uPVC double glazed window. 11'1" x 4'9" (3.4m x 1.52m)

Family Bathroom With white suite comprising of a bath with marbleised panel and splash boarding over, wash basin, close couple toilet with concealed cistern, radiator, uPVC double glazed window, built-in cupboards and shelving, wall light, heated towel rail/radiator, extractor fan. Maximum width measurement. 10'5" x 6'7" (3.22m x 2.05m)

Front Garden

With shaped lawn, gravel driveway, paved patio and footpaths, further concrete driveway leading to a corrugated steel and timber open fronted store as well as a disused refrigeration unit and a large storage container, PVC oil storage tank, external power point.

Rear Garden

The rear garden includes a paved patio area, lawn, flower and shrub beds. Sauna (in full working order)

Workshop With power and lighting. 16'4" x 9'3" (5m x 2.86m)

Storage room

With large commercial stainless steel double sink and drainer boards, power and lighting, window and PVC external door 14'8" x 11'4" (4.52m x 3.48m)

Log store

With PVC door, power and lighting. 9'6" x 4'3" (2.95m x 1.32m)

Former wet preparation

Lined with PVC boarding and having a uPVC windows, power, lighting and water. 19'4" x 9'5" (5.93m x 2.9m)

Store Room

With enclosed shower and WC, fitted base cupboard, hot water heater, stainless steel sink and worktop, electric plug-in wall mounted heater, power and lighting, PVC external door and PVC inner door opening to the wet preparation room. Measurements incorporating shower room & toilet area. 13'4" x 9'3" (4.1m x 2.86m)

Services The property is understood to have mains water, drainage and electricity. Oil fired central heating.

Mobile We understand from the Ofcom website there is 69% coverage from 02, 69% with EE, 59% with 3 and 64% coverage with vodafone.

Broadband

We understand from the Ofcom website that standard broadband is available at this property with a standard download speed of 3 Mbps and an upload speed of 0.5 Mbps. Superfast broadband is also available with a download speed of 41 Mbps and upload speed of 8 Mbps. Openreach is the available network.

Council Tax Band According to the governments online portal, the property is currently in Council Tax Band C.

Tenure The property is understood to be freehold.

N.B. The sellers inform us that there was a freak weather event with large hailstones and rain that happened so quickly, the water could not drain away quick enough. Water entered the house in 2023 simply due to volume that the drains could not cope with it. The damaged was to floors and this was claimed on the insurance.





FLOORPLAN

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PLEASE NOTE: If measurements are critical to the purchaser they should be verified before proceeding with the purchase of this property. John Taylors have not tested any of the services or appliances and so offer no guarantees. Any carpets, curtains, furniture, fittings electrical and gas appliances, gas or light fittings or any other fixtures not expressly stated in the sales particulars but may be available through separate negotiation. Floor plans are provided as a service to our customers and are a guide to the layout only, do not scale. These particulars are intended to give a fair description of the property, but the details are not guaranteed, nor do they form part of any contract. Applicants are advised to make appointments to view but the Agents cannot hold themselves responsible for any expenses incurred in inspecting properties which may have been sold, let or withdrawn. Applicants enter the property at their own risk and the Agents are not responsible for any injuries during the inspection.

