



Blacksmiths Cottage  
Main Street | Fulstow | LN11 0XG

# Step inside

## Blacksmiths Cottage

Understood to date back to 1832 with later additions, Blacksmiths Cottage now combines traditional charm with modern efficiency to provide a stunning four bedroom detached family home with an additional one and a half acre (approx.) grassed paddock.

Situated in the sought after commuter "marsh" village of Fulstow with its vibrant village hall, public house and connections to the grammar schools at Louth, Alford and Caistor the location complements this family friendly home.

The retention of ledge and braced sneck doors, beamed ceilings in some of the rooms and brick built fireplaces to the snug and dining room is complemented by the sleek contemporary units to the kitchen, double glazed conservatory and modern oil fired central heating system to create a home of relaxed welcome and comfort. The distinctive two storey hexagonal frontage allows for a superb welcome and provides access, via the traditionally appointed dining room, to the 17'5 multi aspect principal lounge with its fine carved mahogany fireplace. The intimate snug with warming, cast iron stove opens to the well appointed kitchen to form the relaxed heart of the home and the adjoining conservatory enjoys views across the lawned gardens towards to the paddock.

The distinctive frontage also provides for a striking first floor guest bedroom with dressing area and the master suite including a double bedroom with pippy oak furniture and its own shower room. The remaining bedrooms are served by an excellent bathroom with a traditional double ended bath and separate shower enclosure.

Blacksmiths Cottage is set back beyond extensive reception parking and the screened side garden with its broad lawns, mature shrub beds and summerhouse is ideally suited to family games and al fresco entertaining. The fenced paddock with its three timber stables completes the property.

Blacksmiths Cottage – timeless

**DISTINCTIVE PORCH 10'2 max x 9'8 max** - Four double glazed windows, decoratively tiled floor; ceiling beam, radiator in ornamental grille.

**RECEPTION AREA** - Tiled floor and stairs to first floor.

**DINING ROOM 11'9 x 13'9 to the door recess** - An ideal space for more formal family celebrations with its Georgian style uPVC double glazed window to the front aspect, beamed ceiling, tiled floor; radiator in ornamental grille, door to kitchen and

brick built fireplace with decorative cast iron range and door to:

**LOUNGE 17'5 x 13'11 to the mid point** - uPVC double glazed bow window to the front, two further double glazed windows to the side and two arched fixed double glazed windows flanking the carved mahogany fireplace with tiled hearth and decorative arched cast iron grate, central beam.

**SNUG 12'8 x 11'5** - Connected to the kitchen and forming the informal, relaxed heart of the home with its double glazed window to the front aspect, central beam, tiled floor; radiator in ornamental grille and brick built fireplace with raised hearth and inset multi fuel cast iron stove. Squared archway to:

**KITCHEN 22'8 x 7'10** - Being superbly appointed with a range of hand painted light fronted units with oak work surfacing to include one and a half bowl Belfast style sink unit with cupboards under; integrated dishwasher; housing for a refrigerator; tiled recess with inset five burner propane gas Rangemaster range with extractor hood over and lit displays to either hand, six additional base units, additional range of underlit and pelmeted units at eye level, understairs storage cupboards, two double glazed windows to the rear aspect.

**CLOAKROOM 8'1 x 6'1** - Additional high and low storage cupboards with matching work surfaces, oil fired floor standing boiler; tiled floor; close coupled wc, wash hand basin, extractor fan, spot lights and double glazed window.

**CONSERVATORY 10'1 x 12'8** - Enjoying views across the family gardens towards the paddock and comprising of uPVC double glazed panels over brick plinths with translucent roof, tiled floor; TV aerial point and radiator.

**UTILITY 8'11 x 7'2** - An excellent work space with additional work surfacing, space and plumbing for washing machine and tumble dryer; high and low storage units, tiled floor; translucent roof and double glazed windows to two aspects.

**FIRST FLOOR LANDING** - Double glazed window, fitted storage cupboards.

**MASTER BEDROOM 17'5 x 13'11 max** - An excellent multi aspect room with coving, ceiling rose, TV aerial point, access to roof space, radiator and a range of fitted furniture in pippy oak to include a bedhead with cupboards and drawers, three double wardrobes to one wall together with a matching bank of drawers and kneehole dressing table.



**EN-SUITE 7'8 max x 5'2 max** - Walk in glazed and tiled wide shower enclosure, corner vanity unit, close coupled wc, spot lights, double glazed window and natural marble effect tiling to full height and to the floor.

**BEDROOM 2/GUEST SUITE** - Situated in the distinctive hexagonal extension and comprising of:

**DRESSING ROOM 8'4 x 7'7** - Decorative timber work to one wall, shelved storage cupboard and archway to:

**BED AREA 10'6 max x 9'2 max** - Ceiling beam, radiator and five uPVC double glazed windows with timber lintels.

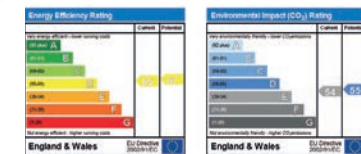
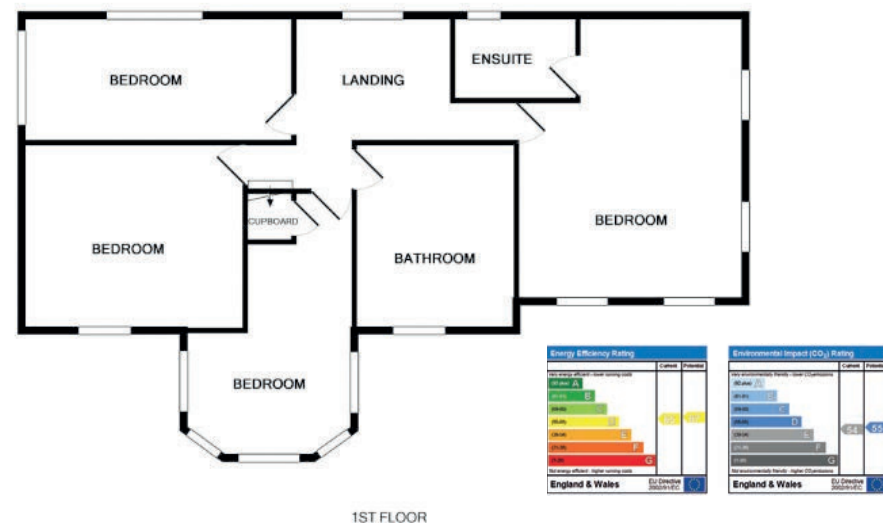
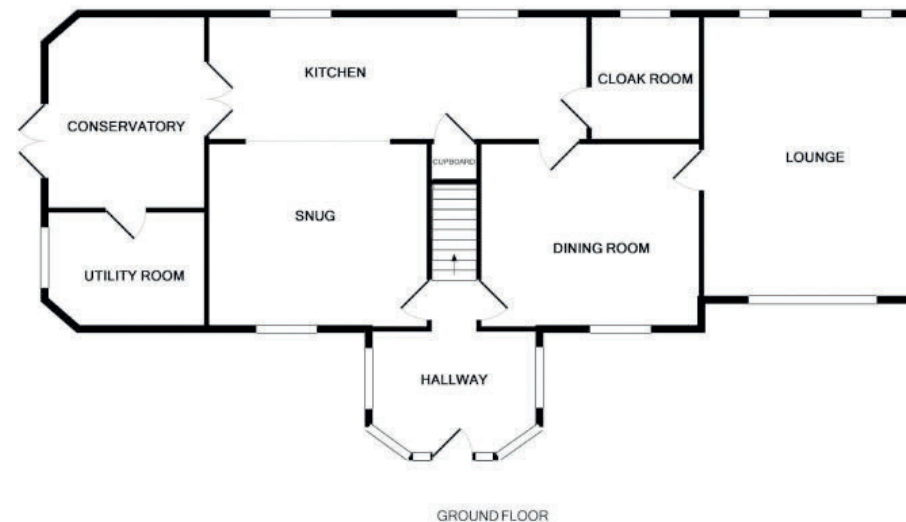
**BEDROOM 3 16'9 x 7'11** - uPVC double glazed windows to the side and rear aspects, radiator and coving.

**BEDROOM 4 11'6 x 10'7 to the wardrobe fronts** - Double glazed window to the front aspect, radiator, coving, spot lights and a bank of fitted furniture to one wall to include three double and one single wardrobes.

**BATHROOM 9'6 max x 11'5** - Being superbly appointed with a traditional suite in white to include double ended free standing bath with telephone style shower attachment, low flush wc, vanity unit with inset wash hand basin with lit mirror over; wide corner glazed and tiled shower enclosure, wainscot panelling with tiled above, coving, radiator and inset spot lights.

**OUTSIDE** - The property is screened by mature shrub borders and hedging and is set back beyond a deep concrete reception area which provides for extensive parking. To the side of the property there is an additional gravel topped garden with inset shrubs including Magnolia. A high fence and gate opens to the principal family gardens where a deep lawned area with central flagged walkway is best viewed from the flagged terrace and patio surrounded by deep mature shrub borders. There is also a timber summerhouse and a central rose archway. A post and rail fence and gate opens to the rear grassed paddock which includes three timber stables on a concrete base and we understand that electric power and water are available in the paddock.

**NOTE** - The vendors inform us that heating and hot water are provided via an oil fired condensing boiler situated in the utility room and that the multi fuel stoves provide additional heating.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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