



Hedgerow Cottage  
West Street | West Butterwick | DN17 3LQ



# Step inside

## Hedgerow Cottage

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This stunning four bedroom, colour washed home has been superbly brought back to life by the current owners who have "added the love" back into a former 1824 period cottage. Standing in approximately one third of an acre of newly established lawned gardens the vendors have created crisp, modern interiors suffused with light and offering the space and flexibility demanded of contemporary living.

The angled hallway welcomes you in and creates a natural division. To the rear is a ground floor suite ideal for either a dependent relative or teenager. This hallway also provides access to the practical utility room and the generous 29' garage, which could become further accommodation if required.

The entrance hall then leads into the principal accommodation: the outstanding contemporary style kitchen, with its range of high gloss units, appliances and dining area is very much the physical and social heart of the home, a relaxed space of style and light. The 24' triple aspect lounge with dual zone lighting provides an excellent family space.

To the first floor the master bedroom is an intimate retreat with its own shower room. A spacious family bathroom with separate shower and bath serves the remaining two bedrooms.

Hedgerow Cottage is set back beyond an extensive gravelled forecourt which provides ample parking for family and guests, and the newly established lawns surrounding the house can be landscaped further in your own style. Hedgerow Cottage – modern life reborn.

### ACCOMMODATION

Composite Rosewood double glazed panelled door with uPVC double glazed leaded side windows to:

### RECEPTION HALL

Striking angled hallway which provides access to the principal ground floor accommodation with oak flooring, radiator, LED spot lights, cylinder cupboard, and internal door to adjoining garage.

**DINING KITCHEN** - 22'2 overall into the rear bay x 12'3 widening to 12'10 The undoubted physical and social heart of the home, ideally suited for informal socialising and recently appointed with an extensive range of Cashmere high gloss units by Symphony, complimented by solid oak work surfacing and curving end units. The kitchen features a contemporary ceramic sink and drainer with mixer tap, integrated dishwasher, and a range of cooking appliances from "Luce" by Hotpoint to include; inset five burner glass hob, with extractor hood and downlights over; and both conventional and steam oven under. LED spot lighting to the kitchen, walk in splay bay to the dining room with French doors opening to the side garden, radiators, oak flooring and double glazed window to the front aspect.

### LOUNGE - 24'1 x 13'

An outstanding triple aspect room filled with light and suited to the creation of a relaxed family space with TV aerial points, two radiators, dual zone LED spot lights and spindle balustraded staircase to the first floor.

From the entrance hall:

### UTILITY - 8'8 x 5'7

Leaded uPVC double glazed window and rear personnel door; oak flooring, extractor fan, additional oak work surfacing and matching high gloss base unit. Plumbing for washing machine, plus ample space for additional appliances, and wall mounted Baxi gas fired boiler.

### BEDROOM 4 - 16'2 x 9'4

Leaded uPVC double glazed windows to two aspects, radiator and TV aerial point.

### EN-SUITE - 10' x 7' average

With a modern suite in white to include; vanity basin with cupboards under and wc with concealed cistern, walk in glazed and panelled shower enclosure, chrome towel radiator, LED spot lights, extractor fan and uPVC double glazed leaded window.

Bedroom four and its associated shower room are ideally suited for use by a dependent relative or as a teenage retreat. The adjoining 29' garage offers potential to further increase this area of accommodation.

### FIRST FLOOR LANDING - 10'7 x 4'3

### MASTER SUITE

To include:

### BEDROOM - 12'10 max. x 12'5

An intimate forward facing retreat with leaded double glazed uPVC window, radiator and TV aerial point.

### EN-SUITE

With suite in white to include close coupled wc, pedestal wash hand basin, wide glazed shower enclosure, extractor fan, LED spot lights, radiator and shaver point.



**BEDROOM 2 - 13' x 11'2**

A further generous double bedroom with uPVC double glazed leaded window to the rear aspect, TV aerial point and radiator.

**BEDROOM 3 - 11'11 x 9'7**

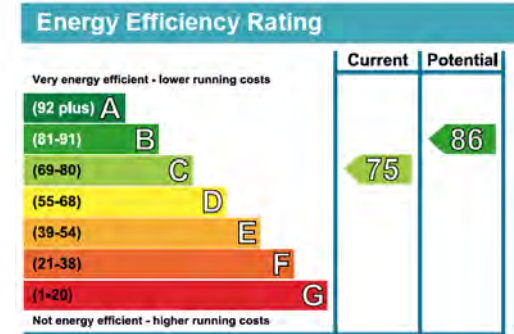
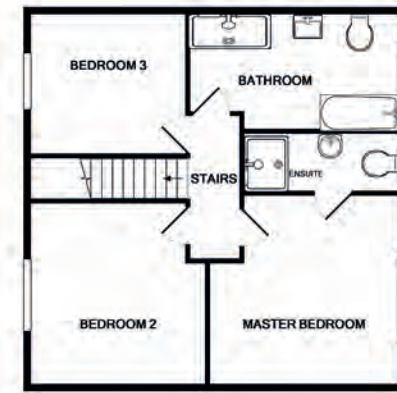
Leaded double glazed uPVC window to the rear aspect, radiator and TV aerial point.

**BATHROOM - 12'4 max x 8'10 max**

A modern indulgence with suite in white to include; close coupled wc, pedestal wash hand basin with pillar style tap, panelled bath with mixer tap, walk in glazed and tiled shower enclosure, complementary tiling to half height on the remaining walls, chrome towel radiator, electric shaver point, extractor fan, LED spot lights and uPVC double glazed leaded window.

**OUTSIDE**

The property enjoys privacy set behind clipped privet hedging and a five bar gate. This leads to a broad gravelled reception area and turning head which allows for ample guest parking, and storage for boat, horse box or caravan as required. Beyond this is the attached garage (29'1 x 18'2 internally) with twin up and over electrically operated doors, two uPVC double glazed leaded windows, eight double power points, eaves storage space and fluorescent lighting with additional wall lighting over workbench areas. The gardens have all been recently lawned and there are block edged gravelled walkways surrounding the house.



Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2016 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 3844565 Registered Office: 46 Oswald Road, Scunthorpe, North Lincolnshire, DN15 7PQ. Printed 15.06.2016







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