



Bridge Cottage
Gayton-le-Marsh LN13 0NS

M A S O N S
SALES & LETTINGS

- **A substantial detached 5 bedroom country cottage.**
- **Rural village location on a small no-through lane.**
- **Spacious and versatile living accommodation.**
- **Mature gardens to three sides - plot approximately one third of an acre (subject to survey).**
- **Parking area and ample space for garaging/outbuildings (subject to planning consent).**
- **Many interesting character features and farmhouse style kitchen.**
- **LPG central heating system and timber-framed double-glazed windows.**

Directions

Proceed away from Louth along the Legbourne Road and at the roundabout take the second exit along the A157 road. Follow the road for several miles through the villages of Legbourne and South Reston. After leaving South Reston take the second left turn signposted to Gayton-le-Marsh and follow the lane through the village, eventually passing the converted Chapel on the left – Bridge Cottage is then a short way along on the left side.

The Property

This interesting and surprisingly spacious detached cottage is understood to have been transformed over the years from an

original small single-storey cottage into the present substantial family home which now has part-rendered solid brick and part brick-faced cavity principal walls beneath a double pitched roof covered in concrete interlocking tiles. Heating is by an LPG central heating system with condensing boiler and a subterranean storage tank in the grounds – many of the radiators are modern but of old-fashioned style. The property has timber-framed, double-glazed windows and has extensive, versatile accommodation with many unusual features, a combination of ground floor coverings and a spacious feel with two centre hallways, large principal living room, snug/library, dining room, farmhouse kitchen and an L-shaped conservatory/garden room with utility area at the rear.

Accommodation

(Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale)

Ground Floor

Hardwood front door with window pane to:

Entrance Porch

Quarry tiled floor and inner multi-pane, part-glazed door to:

Entrance Hall

Staircase with pine pillared balustrade to the first floor, oak flooring,

recessed ceiling LED spotlights and walk-through openings to the rear hallway and to the study/library adjacent. Electricity consumer unit with MCB's.

Snug/Library

Large feature recessed fireplace lined with ceramic tiling set in timber surround with mantel shelf over, quarry tiled hearth and cast iron multi-fuel stove inset. Oak flooring, two windows and four LED spotlights to ceiling fitting.

Rear Hallway

L-shaped overall with a feature curved wall, ceramic tiled floor, LED ceiling spotlights and an oak beam over the walk-through opening from the entrance hall. Four-panelled doors with old locks/handles to the lounge and the:

Cloakroom/WC

Also having the curved wall facing the rear hallway and with whitewashed wood panelling and an internal rear window. White suite of low-level WC with concealed cistern and a very slender vanity wash hand basin set onto a base cupboard finished in white. Ceramic tiled floor.

Conservatory/Garden Room

An unusual room of character to the rear of the property overlooking the main garden and having part-glazed roof and part-



timber panelled roof with shaped strut and beams opening into a Victorian style double-glazed bay; the room has double-glazed upper side windows shaped to the roof slope. Hexagonal tiling to the floor in granite style, base and tall storage cupboards, space with plumbing for washing machine, three wall light fittings, stable-type door to the garden on the side elevation and rear double-glazed, arched French doors. Inner French doors from the:

Lounge

A spacious and versatile room with ample space for a dining area if required and having a large recessed fireplace with rustic brick cheeks, raised stone slab hearth, hardwood beam over and inset cast iron multi-fuel stove. Three windows, four wall light points and parquet flooring.

Dining Room

Oak flooring, two windows overlooking the rear and side gardens, glazed double doors from the rear hall, two ceiling light points and walk-through opening to the:

Farmhouse Style Kitchen

Extensive range of built-in units finished in light wood with soft-close doors and drawers to base units, wall cupboards and pale blue polished work surfaces. White double drainer, wide sink unit, centre island with breakfast bar and further base units together with oak block work surface over. Shelf units, wine racks and long wide wall shelf to one side ideal for displaying spice jars and storage bottles. LED ceiling spotlights, second circular stainless steel sink unit with mixer tap, dishwasher and recess for a 900mm wide range cooker with LPG point; Rangemaster cooker hood with integral light above. Marble tiled floor and three windows.

First Floor

Split-level, L-shaped **Landing** with pine ledged doors to the bedrooms and bathroom; three ceiling light points.

Bedroom 1

A spacious double bedroom with part-sloping ceiling and two windows. Lovely views to the fields opposite.

Bedroom 2

A further double bedroom with window to front and rear elevation creating a light and airy feel. Small circular vanity wash basin in white with pillar mixer tap and pine cupboard under. Part-sloping ceiling and views across the gardens and fields to the front and rear.

Bedroom 3

A further double bedroom with high level and dressing shelves, part-sloping ceiling and built-in wardrobe with store cupboard adjacent. Attractive outlook to the front of the property.

Bedroom 4

At the rear with part-sloping ceiling and four spotlights to ceiling fitting; three floating wall shelves.

Bedroom 5 or Dressing Room

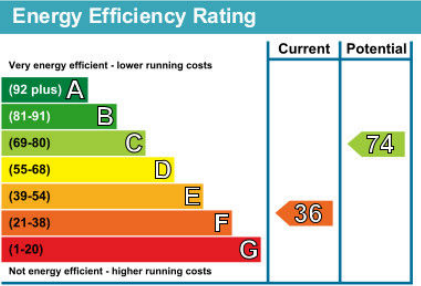
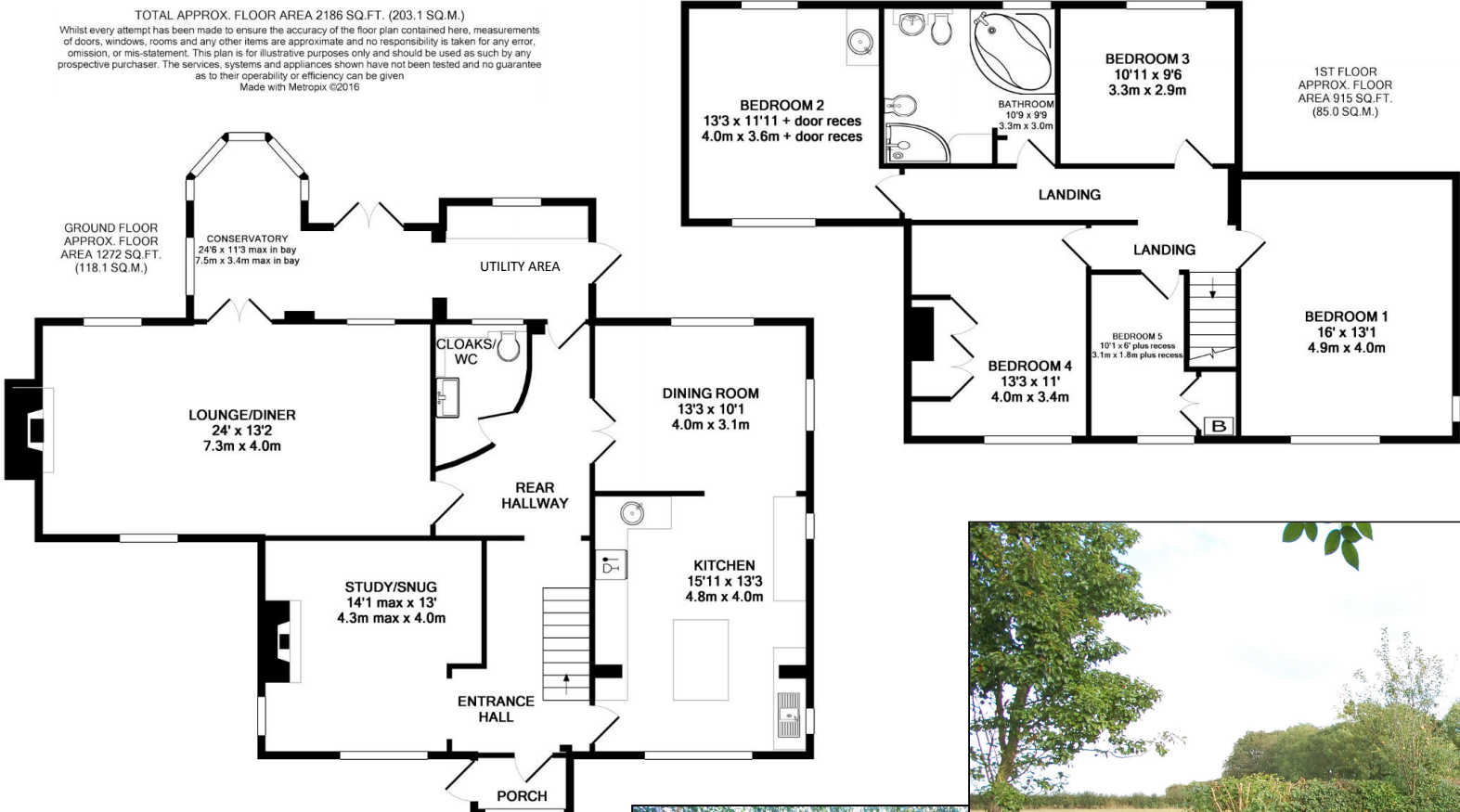
With built-in boiler cupboard containing the Worcester combination gas central heating boiler, having integral programmer. Part-sloping ceiling and long trap access with ladder to the front roof void with light and which is partially boarded for storage purposes.



Floor Plans and EPC Graph

TOTAL APPROX. FLOOR AREA 2186 SQ.FT. (203.1 SQ.M.)

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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Bathroom

A large contemporary bathroom with an impressive white suite comprising a huge corner panelled bath with curved front, bidet, vanity wash hand basin set into a suspended cupboard beneath and low-level WC adjacent with concealed cistern and side flush controls; feature shaped ceramic tiled and glazed shower cubicle with mains thermostatically controlled shower unit. Part-sloping ceiling with inset spotlights, wall mirror, formed recess with shelving and trap access to the rear roof void.

Outside

At the front of the property there is a driveway which is concrete paved with a brick wall and fencing to one side – this area provides space to park side-by-side vehicles but with potential to form an opening into the left garden area and create a driveway together with garaging if required (subject to obtaining planning consent). Screen wall with inset door from the drive to the paved approach to the front of the house with a side wall and pergola over part and open to a front garden area enclosed by mixed hedgerows and gravelled with flower beds and borders, shrubs and bushes.

The main garden areas extend around each side of the cottage and to the rear with open fields beyond. The gardens are laid to lawn with a number of areas recently grass seeded to extend the lawns and enclosed by hedges with a variety of ornamental trees, shrubs and bushes, a very productive apple tree and pathways leading through trellis work and pergola arches with climbing plants over. Bulk headlights to the rear of the property and outside water tap.

Location

Gayton-le-Marsh is a village of individual rural properties which extend for several miles along a no-through lane, thereby enjoying a quieter than average environment as there is no traffic constantly passing through the village. Gayton is approximately 7.5 miles from the market town of Alford and some 9 miles from the market town of Louth, each of which has a range of shopping, schooling and recreational facilities, Louth in particular having a recently constructed sports and swimming centre, the Kenwich Park leisure centre with equestrian facilities on the outskirts, golf course, cinema and theatre.



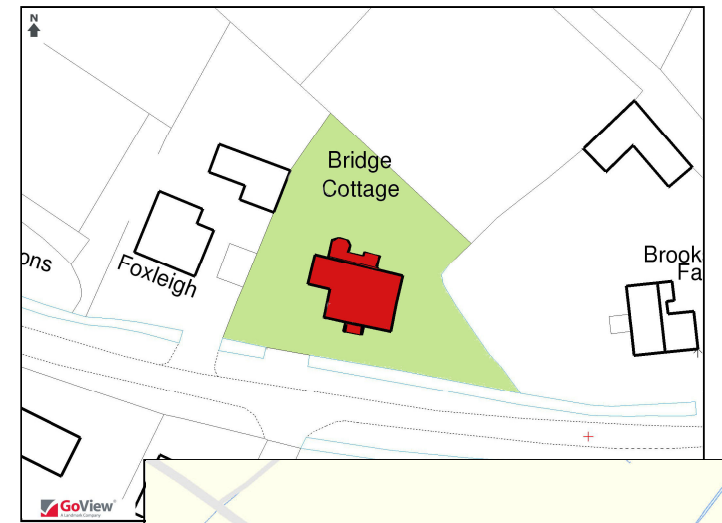


Main regional business centres are in Lincoln, Grimsby and Boston. The village is approximately 6.7 miles from the coast which offers traditional seaside beaches and nature reserves extending for several miles.

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 water, electricity and drainage but no utility searches have been carried out to confirm at this stage. LPG central heating system. The property is in Council Tax band C



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