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Horseshoe Cottage, Rectory Street, Beckingham, Lincoln, LN5 0RG

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Property Description

A grade II listed 18th century former farmhouse, extended and modernised in recent years, and now provides excellent family living space together with versatile outbuildings built around a stunning central south facing cottage style garden. The property offers ideal "lock up and leave" living within a popular village close to the A1 and Newark. Four bedrooms, two bathrooms, three reception rooms as well as kitchen and utility. The accommodation successfully combines the charm and character of a period property with the comfort of 21st century living. Viewing essential.

ENTRANCE HALL

13' 0" x 6' 3" An attractive focal point of the house with brick fireplace and wood burning stove. Staircase off. Beamed opening to:

SUN LOUNGE

12' 10" x 12' 6" (3.91m x 3.81m) A beautiful light and airy room with feature windows and door to the courtyard garden. Radiator, two wall lights and Velux window.

CLOAKROOM

Fitted with low flush W.C and corner wash hand basin.

UTILITY ROOM

13' 6" x 5' 10" (4.11m x 1.78m) With extensive fitted handmade cupboards to compliment the kitchen. Belfast sink, integral fridge and freezer. Space and plumbing for washing machine and tumble dryer. Terracotta tiled flooring, side window and boot cupboard.



SITTING ROOM

18' 7" x 12' 7" (5.66m x 3.84m) Feature heavily beamed ceiling. Stone inglenook fireplace on a reclaimed terracotta pammments hearth with wood burning stove. Two windows overlooking the front aspect and a bay window facing the garden. Two T.V points and two wall lights.

DINING ROOM

15' 5" x 12' 7" (4.7m x 3.84m) Windows in two elevations. Central light,picture light and two wall lights. Radiator and terracotta tiled floor.

KITCHEN

13' 10" x 13' 6" (4.22m x 4.11m) Tastefully fitted in a farmhouse style with handmade base units beneath solid maple worksurfaces and incorporates a central island unit. Oil fired Aga cooking range set within a chimney feature. Belfast sink, integral fridge and dishwasher. Terracotta tiled floor.

LANDING

With cloaks and airing cupboard. Two radiators and doors off to:

BEDROOM ONE

13' 6" x 12' 6" (4.11m x 3.81m) Exposed ceiling beams, radiator and windows overlooking the front aspect and the enclosed courtyard garden.

EN-SUITE

8' 8" x 5' 4" (2.64m x 1.63m) Fitted with a traditional style suite comprising shower cubicle, vanity wash hand basin, bidet and low flush W.C. Radiator, window to the front elevation. Loft access.

BEDROOM TWO

13' 10" x 8' 4" (4.22m x 2.54m) Access to the loft space. Radiator. Window overlooking the garden.



BEDROOM THREE

12' 7" x 9' 6" (3.84m x 2.9m) Windows in two elevations. Radiator.

BEDROOM FOUR

10' 8" x 9' 10" (3.25m x 3m) Window to the side elevation and radiator.







BATHROOM

8' 6" x 5' 5 + 6' 0" x 4' 6"" (2.59m x 1.65m) Pine panelling to the walls compliment the modern style suite comprising panel bath with shower over, vanity wash hand basin, bidet and low flush W.C. Concealed radiator.

OUTSIDE

A tarmac drive with space for up to 4 cars (including a gravelled parking area) leads off Rectory Street past the side of the house to a traditional barn of brick and pantile construction and provides:

Covered car port - 24'3" x 9'0"

Store 1 - 9'05" x 8'09"

Store 2 - 16'07" x 9'04"

Wood Store - 9'04" x 9'0"

Former milking parlour of brick and pantile 32'0" x 13'06" offering further storage and workshop space but ideal for upgrading to provide office, study or annexe accommodation, subject to planning.

To the front of the property is a small garden area behind a low brick retaining wall. The rear garden is surrounded on all sides by traditional buildings and offers a secure, private and delightful cottage style garden with central lawn, flagged terracing, covered pergola and a wealth of shrubs and plants. This is an ideal and manageable "lock up and leave" garden ideal for those who have to spend time away from their home. However the garden would equally be suited to someone who enjoys spending time gardening

SERVICES

Electricity is connected to the property. Mains drainage. Oil fired central heating. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

TENURE

Freehold with vacant possession.

LOCAL AUTHORITY

North Kesteven District Council, 24a Kesteven Street. Sleaford. NG34 7EF.

VIEWING INFORMATION

By appointment with the agents office.



GROUND FLOOR
APPROX. FLOOR
AREA 938 SQ.FT.
(87.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 849 SQ.FT.
(78.8 SQ.M.)
TOTAL APPROX. FLOOR AREA 1787 SQ.FT. (166.0 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only.
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements