



The Cottage, Warren Side, North Somercotes  
LN11 7NL

**M A S O N S**  
— EST. 1850 —



**An excellent opportunity to acquire a charming period, 3 bedroom detached cottage standing in grounds of approximately half an acre (STS) located on the outskirts of the village down a quiet lane, yet still within easy walking distance of all the amenities the village has to offer.**

**The property which would benefit from a general scheme of modernisation has a generous kitchen diner, good size lounge and dining room, ground floor bathroom and three double bedrooms with utility room to the rear. Externally, the large and mature gardens benefit from a greenhouse, workshop with a further brick-built store and stable and extensive off road parking.**

## The Property

The cottage is believed to date back to 1867 with a later extension in 1990 adding the lounge, bedroom, bathroom and utility. Having rendered walls with a pitched timber roof covered in clay pantiles (roof renovated and retiled in 2003) and benefitting from

double-glazed, wooden-framed windows with a newly installed LPG gas boiler and central heating system.

## Accommodation

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

## Kitchen Diner

Accessed via a newly fitted, part-glazed timber door into a small porch area with space for coats and opening into the main kitchen area, having a range of fitted base and wall units with solid timber doors, roll top laminated work surfaces with a double bowl resin sink and mono mixer tap and attractive tiling to all splashbacks. Integrated electric oven with gas hob over and extractor above, space for dishwasher, large brick chimney breast with tiled hearth currently housing the Alpha LPG boiler and controls. Windows to two aspects with inset spotlights to ceiling and Lino floor covering with doorway leading into:

## Hallway

Central hallway with doors leading to the main principal rooms, staircase to first floor. Loft access with pull down ladder to storage area being partially boarded. Carpeted flooring with a door into:

## Utility Room

A rear porch or utility room having part-glazed timber door leading into the rear garden with space for fridge and tumble dryer, also housing the electric consumer unit and having access hatch to roof storage area.

## Lounge

A very well proportioned lounge having window to one side and double patio doors to the rear opening into the large garden. Beams to ceiling and feature Inglenook style fireplace with large grate and hood over, tiled hearth and wooden mantelpiece. Attractive elmwood timber flooring and neutral decoration.





### Dining Room

Spacious dining room with window overlooking the front garden, feature beams to ceiling and carpeted flooring.

### Bathroom

A good size bathroom with three piece suite consisting of a low-level WC, wash handbasin and corner bath with shower mixer over. Window overlooking the rear garden, part-tiled walls and having an alcove housing the hot water cylinder and space below for washing machine. Attractive elmwood flooring and extractor fan to wall.

### Bedroom 3

A spacious double bedroom with windows to two aspects, carpeted flooring.

### First Floor

#### Landing

With sloping ceiling and window to one end.

### Bedroom 1

A good size double bedroom with window overlooking the front garden, natural wood flooring with neutrally decorated walls.

### Bedroom 2

Another good size bedroom with windows to two aspects, having natural wood flooring and attractively decorated walls, inset spotlights to ceiling with reduced head height to one end.

### Outside

Driveway access from the road providing parking for multiple vehicles with large hedging to one side and fencing separating the main garden area leading into the extremely large and completely secluded and private wrap-around gardens, laid mainly to lawn and having a range of mature shrubs, plants and trees. Brick-built greenhouse with part-glazed walls and roof measuring 25ft (7.5m) x 10ft (3m). Pathway leading to the house, also having a brick-built outside WC. To the front of the house is a large patio area being south-facing. The generous gardens continue around the side and rear of the house, having a large range of trees and a wooded area to the rear boundary. Perimeters made up of hedging with further pedestrian gated access onto the road.

### Workshop/Garage

A very large and versatile building with pedestrian door and a further sliding vehicular access door, large windows to all sides and having roof lights and electric and lighting provided. Concrete floors with a work bench area.





### Store/Stables

A brick-built building with a pitched timber roof and clay pantile covering, stable door entrance with central partition suitable for a variety of uses.

### Location and Directions

North Somercotes is a larger than average country village which has a range of services including primary and secondary schools, small shops and cafes, two local pubs and a picturesque fishing lake with café backing onto a pine forest. The coastal area of Lincolnshire is ideal for walking, riding, bird watchers and wildlife enthusiasts. Louth market town is approximately ten miles away inland and has an excellent range of shopping, schooling and recreational facilities. Main business centres are in Grimsby (18 miles) and Lincoln (38 miles).

Entering North Somercotes on the A1031 coast road from the north, go past the Axe and Cleaver public house at the crossroads and proceed into the centre of the village. Turn left opposite the Trinity Methodist church into Churchill Road and follow the road until the turning into Willerton Road is found on the right. Take this turning and continue to the end of the road. At this point an unmade lane leads both left and right. Take the right branch and follow the lane for some distance around two left hand bends and at the next junction take the left onto Warren Side. The driveway parking for The Cottage will be immediately on the left.

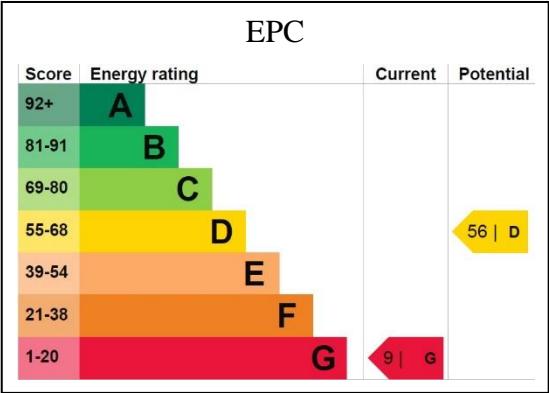
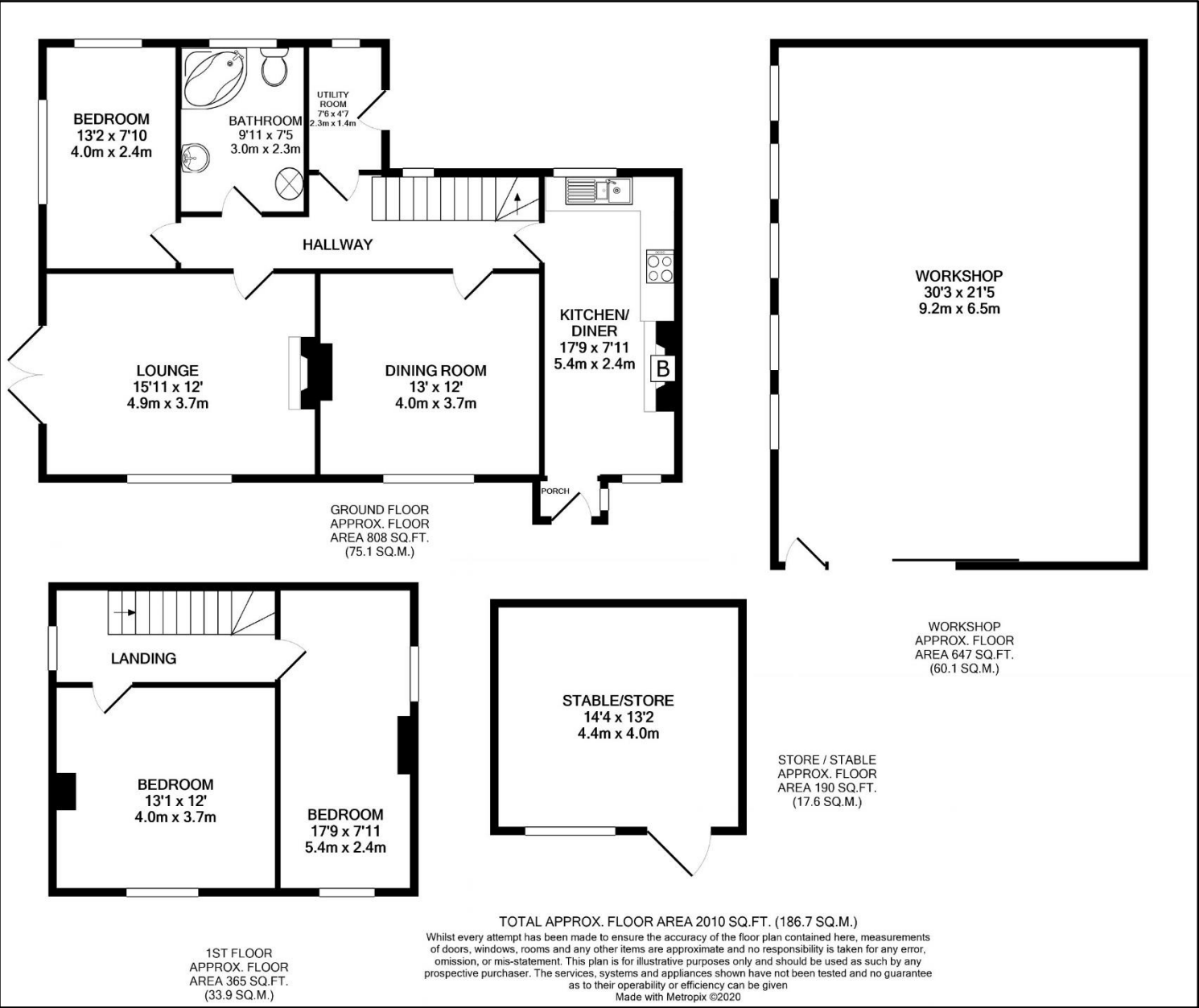
### Viewing

Strictly by appointment with the selling agents.

### 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 system with LPG gas central heating. No utility searches have been carried out to confirm at this stage. The property is in Council Tax band C.

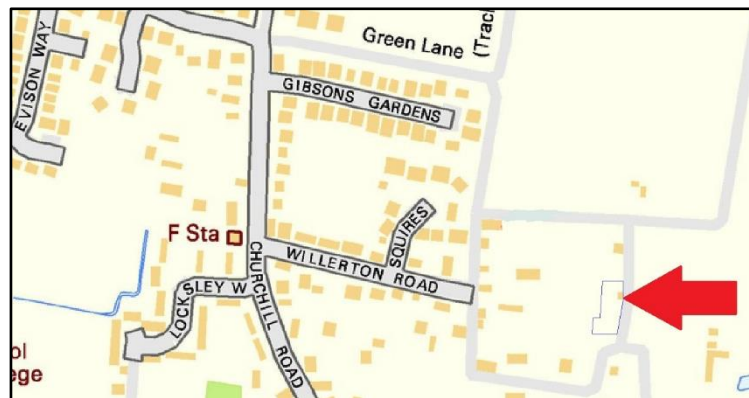








EPC – a full copy is available from the Selling Agent by e-mail as a PDF upon request.



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