



Chestnut Cottage, Greetham LN9 6NT

M A S O N S

EST. 1850

working with

sandersongreen

Chestnut Cottage, Greetham, Horncastle, Lincolnshire LN9 6NT

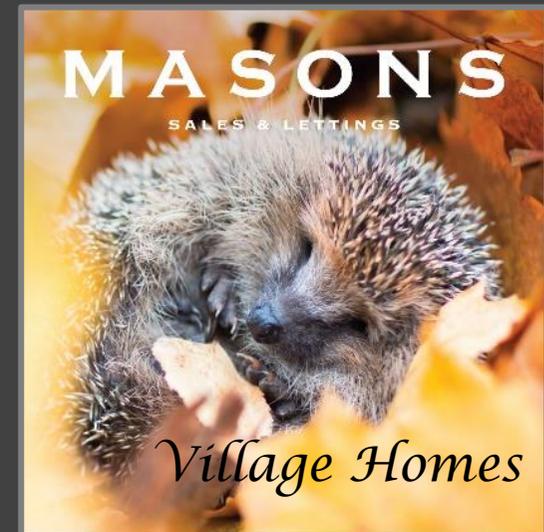
MASONS

EST. 1850

working with

sandersongreen

A rare opportunity to acquire a superb, detached family home in large mature gardens and positioned in the scenic Wolds area of outstanding natural beauty, within the small rural village of Greetham. Beautifully appointed 5-bedroom accommodation combining contemporary style and character, together with a good size detached garage, workshop, summer house, shed and hot tub. NO CHAIN.



MASONS

EST. 1850

working with
sandersongreen



MASONS
EST. 1850

working with
sandersongreen



MASONS

EST. 1850

working with
sandersongreen



Lincolnshire Wolds

www.movewithmasons.co.uk

MASONS
EST. 1850

working with
sandersongreen



MASONS
EST. 1850

working with
sandersongreen

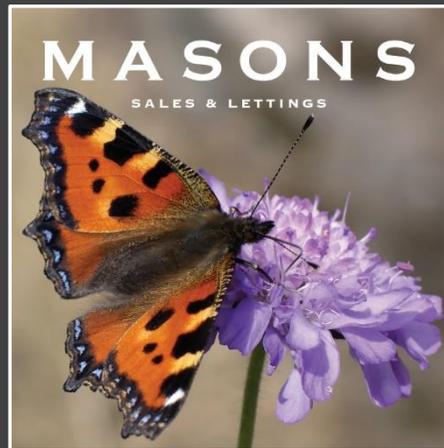


MASONS

EST. 1850

working with
sandersongreen





MASONS

EST. 1850

working with
sandersongreen



MASONS

EST. 1850

working with

sandersongreen



www.movewithmasons.co.uk

MASONS
EST. 1850

working with
sandersongreen



MASONS

EST. 1850

working with

sandersongreen



MASONS
EST. 1850

working with
sandersongreen







MASONS
EST. 1850
working with
sandersongreen

MASONS
RURAL & EQUESTRIAN

FOR SALE

01507 350500





MASONS
EST. 1850

working with
sandersongreen



MASONS
EST. 1850

working with
sandersongreen



Chestnut Cottage, Greetham, Horncastle, Lincolnshire LN9 6NT

Directions

From Louth take the A16 road south and after around 3.5 miles take the right turn to Haugham. Follow the lane across the Wolds and eventually at the crossroads carry straight on down the hill into the village of Tetford.

Proceed into the village, take the first right turning by the bollards to Salmonby and then follow the lane away from Tetford and Salmonby for some distance. Continue towards the top of the hill passing the crossroads and then look for the left turning to Greetham and take this lane.

As you reach the centre of the village on Mill Lane, take the small left turn into the no through road "Jolls Lane" and the first driveway on the right, is that of Chestnut Cottage.

The Property

An exceptional country residence which has been featured in the "25 Beautiful Homes" magazine. Dating back around 20 years, this substantial detached family home has recently been successfully let as a holiday home by the present owners and is appointed to a high standard throughout with a superb dining-kitchen featuring an Aga range, formal and informal sitting rooms, spacious hallway, five bedrooms, two contemporary shower rooms and an equally modern bathroom. The house has brick faced

principal walls with cottage style double-glazed windows beneath pitched timber roof structures covered in clay pan tiles. The detached garage block has been built to compliment the house and includes a workshop with a timber ahed and hot tub concealed at the rear, There is an attractive timber octagonal summer house set into the rear garden which enjoys the sun throughout the day.

Accommodation

(Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale. The front elevation is deemed to be the west facing elevation onto Mill Lane.)

Main Rear Entrance

with six-panel front door into the:

Reception Hall

An attractive and spacious split-level room with solid oak floor, feature staircase leading to the first floor with painted spindle balustrade and pine handrail, radiator and two windows to the side elevation.

Range of built-in base cupboards painted white with display/bookshelves over. Two ceiling light points, central heating thermostat and part-glazed doors leading off to the reception rooms and dining kitchen.

Lounge

A bright and airy room with windows to three elevations and multi-pane French doors on the front elevation to the patio and garden. Recessed fireplace with inset enamel log-burning stove on flagstone hearth and pine mantel shelf on shaped brackets. Two ceiling light points, coving and two radiators.

Snug

A cosy informal sitting room with a square archway, windows to the side and front elevations and to the opposite side elevation. Further multi-pane French doors open onto the patio and garden. Radiator and two ceiling light points.

Both reception rooms have oak flooring extending through from the hallway.

Dining Kitchen

A superb and exceptionally spacious room fitted with a range of bespoke units painted sage green with chrome handles and comprising base cupboards, drawer units including wide, deep pan drawers, oak block work surfaces with moulded edges and mosaic, travertine-tiled splash backs. Tall, shelved wall cupboard with two drawers under, dresser unit with pelmet lighting beneath, two illuminated glazed display cabinets and centre shelves.

Island unit with an inset granite work surface, drawers, wine rack and baskets beneath. Integrated dishwasher. Electric cream and black enamelled Aga with traditional hot plate, ovens and incorporating a ceramic four plate hob. Canopy over with high-level mantel shelf and inset rails, together with concealed downlighter spotlights beneath.

Oak flooring extending through from the hallway and continuing into the spacious dining area which has a bay window to the rear elevation with window seat, front window and to the side elevation there are multi-pane French doors with matching side panels onto the main garden.

Part-glazed door to:

Side Lobby

With further multi-pane French doors to outside and a sliding door to the:

Walk-in Pantry

A good size with a range of built-in shelves, coved ceiling and three spotlights to ceiling fitting. Power points and space for refrigerator/freezer, etc.

Rear Lobby

With a multi-pane, part-glazed door to outside, glazed door from the kitchen and painted four-panel doors leading off to the utility room and:

Cloakroom/WC

Fitted with a white suite comprising low-level WC

with wooden seat and corner bracket wash hand basin with travertine mosaic-tiled splash back. Radiator, oak flooring extending through from the kitchen and rear lobby, part-sloping ceiling with inset spotlights and rear window.

Utility Room

Fitted with a useful range of built-in units having cream-coloured moulded facings and contrasting wooden knobs, to including base cupboards, roll edge work surfaces finished in oak block-effect, travertine mosaic-tiled splash backs and a wide white ceramic double bowl, single drainer sink unit with chrome mixer tap. Further range of tall storage cupboards with shelving, centre drawer and recess containing the Warmflow oil-fired central heating boiler. Radiator, ceiling-mounted clothes dolly, electricity consumer unit with MCB's and coat hooks to wall rail. Window to the side elevation. Recess with plumbing for washing machine.

First Floor Landing

With spindle balustrade painted white and pine handrail extending from the staircase around the stairwell to form a gallery. Folding child safety gate complementing the spindle balustrade.

A spacious U-shaped landing with white six-panel door to a recessed built-in airing cupboard containing the foam-lagged hot water cylinder and linen shelving above. Trap access with drop-down ladder to the roof void, two ceiling light points, two mains-powered smoke alarms; window to the side elevation. Opening to a side landing with further light point and double doors to a recessed shelved store cupboard. Radiator.

Master Bedroom (front)

A double bedroom of generous proportions with windows to the front side and rear elevations, coved ceiling and radiator. Wide six-panel door to the:

En Suite Shower Room

A bright contemporary shower room with a large walk-in travertine-style, ceramic-tiled and glazed shower cubicle with wall-mounted chrome shower unit and independent drench head. Impressive vanity unit comprising a modern circular wash hand basin with pillar mixer tap set into a stone-effect surround over nine drawers beneath with white handles. Square-line, low-level WC with dual flush, travertine-tiled floor and wall tiling from floor to ceiling, together with a chrome ladder-style towel rail/radiator. Window to the front elevation and six ceiling LED downlighter spotlights. Wall-mounted extractor fan. Large mirror over the wash basin.

Bedroom 2 (front)

A twin or double room with window to the front elevation and radiator.

Shower Room

A bright, modern shower room with a white suite comprising corner low-level, dual-flush WC and

corner pedestal wash hand basin facing with splash-back. Corner shower cubicle adjacent with matching splash back boarding to two sides and curved glazed door together with a Mira electric instant shower unit connected to a handset on rail adjacent. LED ceiling spotlight, extractor fan, chrome ladder-style radiator/towel rail and window with frosted panes to the side elevation.

Bedroom 3 (side)

A double bedroom with radiator and window to the side elevation. Attractive views towards the cottage properties facing.

Family Bathroom

Finished in travertine tiling to floors and walls from floor to ceiling height and fitted with a contemporary white suite. Feature shaped, double-ended bath of splayed design with wall spout and independent taps above and large mirror to the wall over.

Low-level, dual-flush WC. Circular wash basin on stone-effect surround to vanity unit with drawer beneath. Wide travertine-tiled shower cubicle with wall-mounted mixer unit, square drench head and LED spotlights. Further LED spotlights to the part-sloping ceiling, extractor fan, tall modern suspended mirror-fronted cabinet and windows with frosted glazing to the side elevation. Chrome ladder-style radiator/towel rail.

Bedroom 4 (rear)

An attractive double bedroom with two windows to the rear elevation providing views across the

driveway towards the Lincolnshire Wolds countryside beyond and a further window on the side elevation. Radiator.

Bedroom 5 (rear)

A further double bedroom with window to each side elevation, rear window and double radiator.

Outside

The house enjoys an imposing elevated stature above Jolls Lane to which the plot forms a return frontage. From here there is a gated vehicular entrance onto a driveway leading up to a particularly spacious gravel parking and turning area with space to park several vehicles and which also gives access to the:

Detached Brick and Tiled Garage and Workshop

With double doors, electric light and power supply together with the attached **workshop** also having power and light.

The gardens surrounding the property are established with ornamental trees, shrubs and bushes and the main area is an excellent size comprising a lawn surrounded by flower beds and borders with a sheltered area to the rear of the garage which includes a hot tub, enclosure around the oil storage tank and a painted timber garden shed.

Orientated for the sun at the front of the property there is a brick-walled patio area ideal for garden furniture with French doors as previously

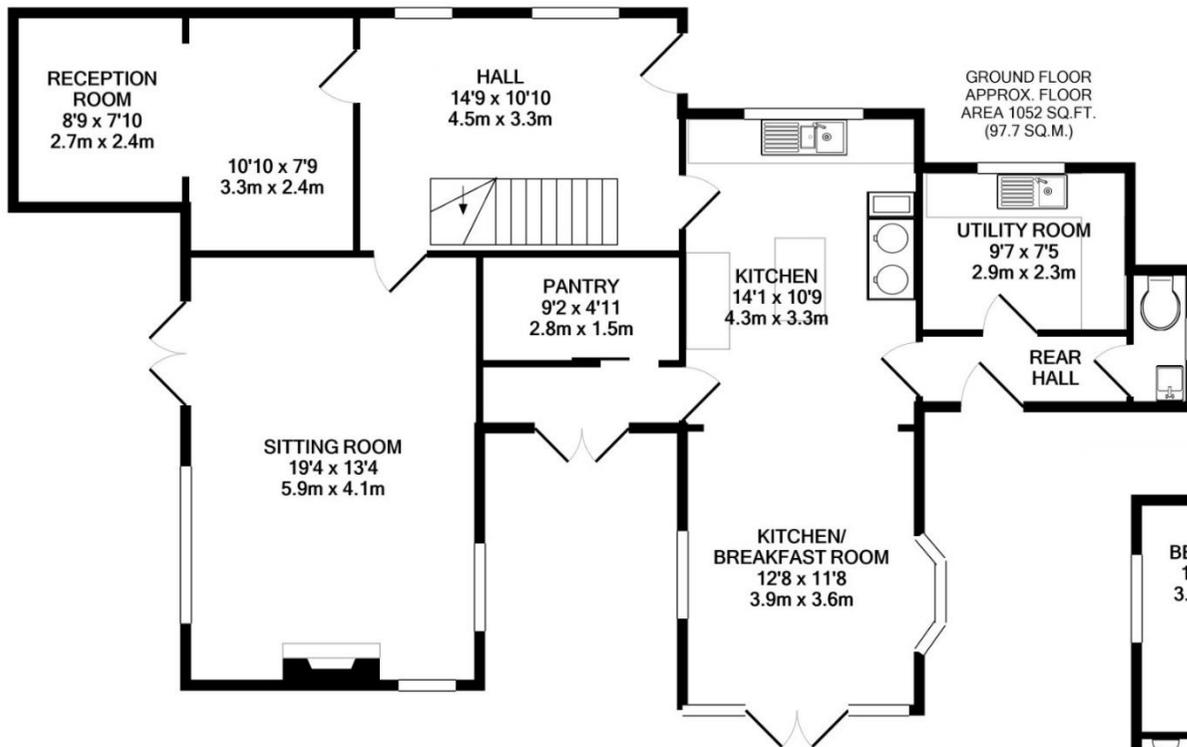
mentioned, from the kitchen, centre lobby and sitting room.

Positioned at the rear of the garden is an attractive painted octagonal summer house. There are numerous outside wall lanterns.

Viewing Strictly by prior appointment through the 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 and electricity whist drainage is to a private system, but no utility searches have been carried out to confirm at this stage. The property is presently rated for business use (RV = £6,300) and will need to be assessed for council tax banding if residential use is planned.



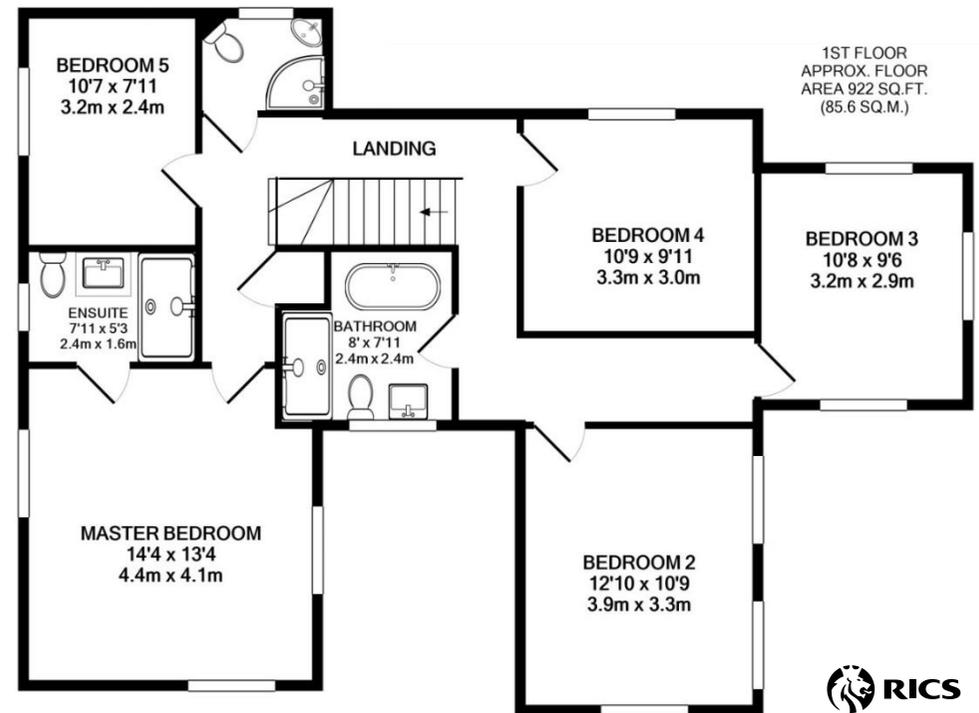
Floor Plans and EPC Graph

NB A PDF copy of the full EPC can be emailed on request

TOTAL APPROX. FLOOR AREA 1974 SQ.FT. (183.3 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

Made with Metropix ©2020



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

