



Bridge Cottage
Boston Road, Revesby, Lincolnshire. PE22 7NE

BELL
ROBERT BELL & COMPANY





Bridge Cottage, Revesby

Bridge Cottage is a charming three bedroom detached cottage in a rural location with no near neighbours a short distance from the village of Revesby. The property has had some recent works including three replacement hard wood windows, front door and French doors to the dining room, all manufactured and fitted by Abbey Joinery.

The property, formerly part of the Revesby estate dating from circa 1820, has an excellent brick outbuilding that the vendors use as a studio, garaging and storage which offers great potential to become further accommodation or holiday let(s) subject to the necessary consents.

The Cottage occupies generous grounds extending to half an acres sts that are set throughout with mature planting and one boundary is the Catchwater drain.

ACCOMMODATION

Rear Porch having a solid hard wood stable door with wrought iron door furniture, wooden single glazed window to the rear and side aspects; tiled floor and vaulted ceiling. Internal single glazed window (to the back kitchen) and door to:

Back Kitchen with double glazed window to the side aspect; Rayburn Royal range cooker with feature wall tiling alongside, part tongue and groove wooden wall cladding, floor tiling and multiple power points. Plank and latch doors to dining room and kitchen, half height door to:

Side Porch having double glazed door to the side aspect, tiled flooring, part tongue and groove wooden wall cladding and vaulted ceiling. Plank and latch cottage style door to:



Utility/Cloakroom with single glazed window to side aspect, having high level "Sanitan" WC, ceramic wash hand basin, floor standing Boulter Classic oil fired boiler, space and connection for washing machine and upright fridge/freezer, tiled flooring, part tongue and groove wooden wall cladding, vaulted ceiling and multiple power points.

Dining Room having double glazed French doors to the front aspect; fireplace with cast iron grate insert, tiled hearth, wooden surround and mantel. Wood block parquet flooring, radiator, wall light fittings, exposed beam, TV point and multiple power points.

Kitchen having double glazed window to the rear aspect; a good range of base and wall units, stainless steel sink inset under granite worktop with matching granite upstands and window sill. Decorative corner units with revolving doors to wall and base units, open wine rack and shelving, space and connection for commercial LPG gas cooker "Fornair" stainless steel hood over, space for dishwasher. Exposed beams, chrome vertical column radiator. Plank and latch cottage door to walk-in pantry with space for fridge and door to:

Sitting Room having single glazed window with internal secondary glazing to the side aspect, single glazed French doors to the front aspect (conservatory); brick fireplace and chimney breast, cast iron grate inset under brick Gothic arch with oak mantel shelf over and bespoke alcove shelving. Tiled flooring, radiator, TV point, oil wall light and multiple power points. Plank and latch cottage style door to the base of stairs and the front porch.

Conservatory having dwarf brick wall with quarry tiled sills, timber "Amdega" conservatory frame with double glazed windows to five aspects and multiple openings, vaulted double glazed roof with cast iron ornate mounts and ties. Radiator, feature ceramic tiled flooring and multiple power points. French doors to the side aspect.

Front Porch with single glazed door to the front aspect and double glazed windows to the side aspects; tiled floor, vaulted ceiling and coat rack. The wide staircase leads up to **First Floor**

Split Level Landing with double glazed window to the rear aspect; exposed timber wall beams and access to loft space. Plank and latch cottage doors to:



Bedroom 1 having double glazed window to the front aspect; sloping ceiling in part, built in wardrobe with hanging rail and shelving, arch topped alcove with bespoke shelving inset, radiator, oak flooring, TV point and multiple power points. Open access to :

Wash Room comprising stainless steel base inset to wall mounted glass shelf with appropriate splash back tiling and wall light over, exposed timber beams, oak flooring and multiple power points.

Bedroom 2 having double glazed window to the front aspect; sloping ceiling in part, cast iron fireplace, arch topped alcove with bespoke shelving and drawers inset, exposed beams, radiator, telephone point and multiple power points.

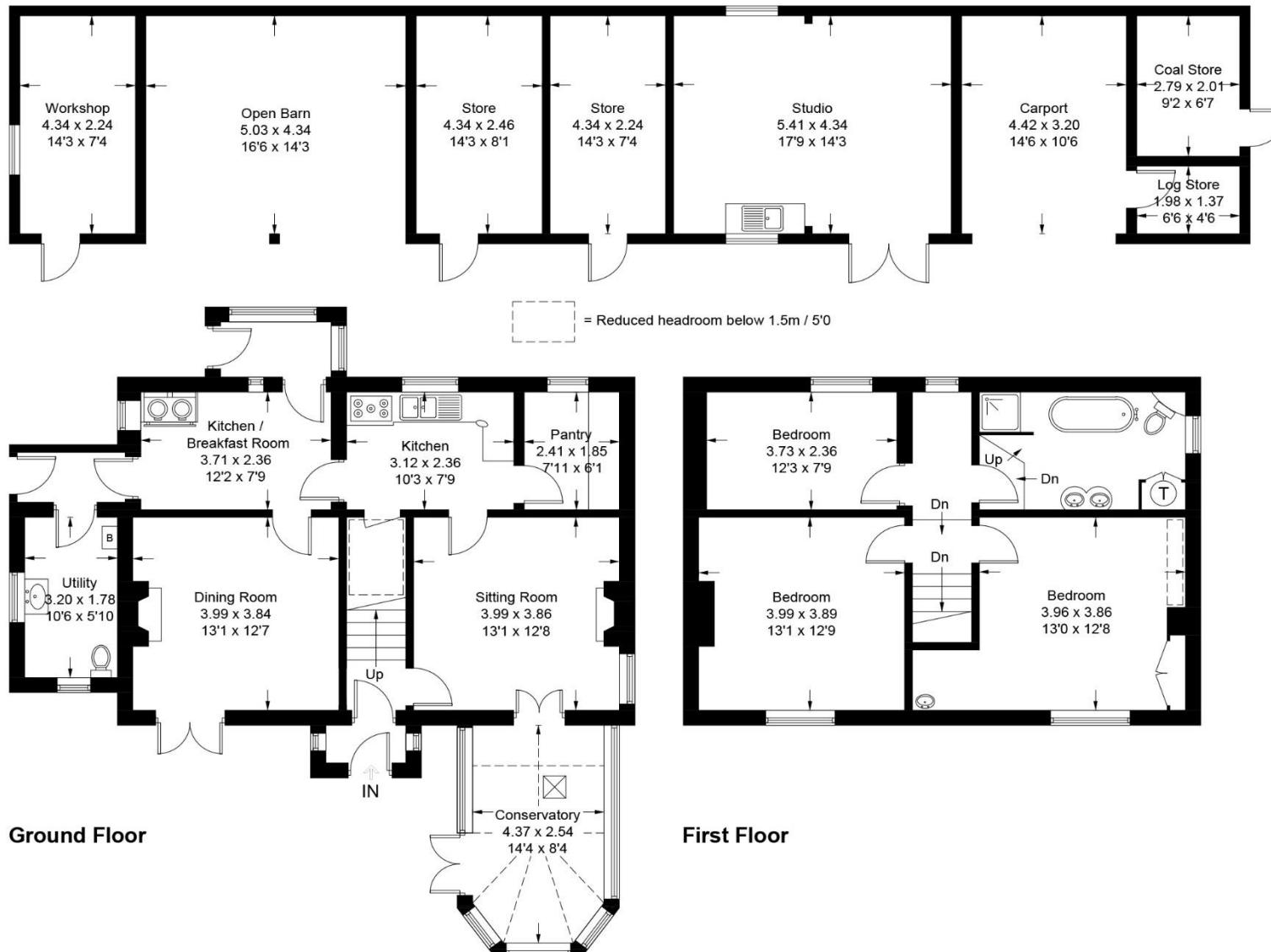
Bedroom 3 having double glazed windows to the rear aspect; sloping ceiling in part, exposed wall timbers, radiator and single power point.

Bathroom with double glazed obscure window to the side aspect; sloping ceiling in part, split level floor with wood effect flooring, freestanding roll top enamel bath with ball and claw feet and freestanding column taps, tiled shower cubicle with Mira Electric shower over. Pair of ceramic circular basin inset to appropriately shaped storage unit below and corner low level WC. Towel radiator with central radiator and chrome towel rail surrounds, louvre doors to the airing cupboard housing hot water cylinder and linen shelving, wall mounted electric fan heater, extractor fan and appropriate wall tiling.



Bridge Cottage

Approximate Gross Internal Area
 Ground Floor = 86.1 sq m / 927 sq ft
 First Floor = 59.6 sq m / 641 sq ft
 Outbuildings = 63.7 sq m / 686 sq ft
 Total = 209.4 sq m / 2254 sq ft
 (Excluding Carport / Open Barn)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



OUTSIDE

The property is approached from the side via a timber five bar gate over a gravel drive providing parking and turning for numerous vehicles and access to the brick and pantile outbuilding which is divided into:

Coal store with light

Open single bay car port with power and light

Log Store with light.

Studio with external stable doors and internal double glazed French doors. kitchenette area with stainless steel sink, space and connection for LPG heater, double glazed windows to the front and rear aspect; tiled flooring, electric night storage heater, power points, wall and ceiling lights, vaulted ceiling, exposed trusses and brick columns.

Store 1 with stable door, power and light

Store 2 with stable door, power and light

Open two bay barn with oil tank

Workshop with stable door, inner wooden glazed door, window power and light,

There is also a substantial brick base and timber framed greenhouse.

The property is located on the eastern side of the plot, having wrap around mature attractive gardens with a picket style gate and steps leading out onto the bank of the Catchwater drain. To the side of the property is an attractive seating area and further circular paved area. Beyond hedging and borders form walkways through the more formal areas of the garden with pond, and where the herb garden has box hedging. There are numerous roses through the garden, some over metal archways forming windows into the areas of the garden. The front porch is framed by an established Wisteria.

A lawn area is located to the front of the property and beyond there are multiple walkways through the mature trees which includes a quince tree. There is a mature vegetable plot with fruit including gooseberry bushes and raspberry canes. Adjacent to the utility cloakroom are two external butlers sinks where the produce from the garden can be prepared.

There is a public footpath on the opposite of the Catchwater drain which is ideal for dog walking.

DISCLAIMER

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
- No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation or warranty whatever in relation to this property.
- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.



Old Bank Chambers, Horncastle. LN9 5HY
Tel: 01507 522222
Email: horncastle@robert-bell.org

www.robert-bell.org



ENERGY PERFORMANCE RATING: tbc

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Horncastle Office, Old Bank Chambers, Horncastle. LN9 5HY

Tel: 01507 522222

Email: horncastle@robert-bell.org;

Website: <http://www.robert-bell.org>

Brochure prepared 6.11.20