



Stonefield Cottage

1 Church Lane, South Willingham, Market Rasen, Lincolnshire. LN8 5NH

BELL
ROBERT BELL & COMPANY



Stonefield Cottage, South Willingham

A quite delightful two bedroom cottage that enjoys an elevated plot, with open countryside views, extending to 0.26 acres sts. that has never flooded opposite the church on a no through lane in the sought after village of South Willingham on the fringe of the Lincolnshire Wolds, designated area of outstanding natural beauty.

The property benefits from photovoltaic panels to the garage providing feedback payments and a modern external oil fired combi boiler providing heating to the house

The charming property dates back to the 1700's with more recent extension and benefits from scope for further extension with planning permission in place for a large extension under reference N/164/00638/96.

NOTE: For further information regarding the Planning Permission, please visit: www.e-lindsey.co.uk

ACCOMMODATION

The property is entered at the front via a uPVC double glazed door into the

Conservatory having uPVC double glazed windows to two aspects, polycarbonate sloping roof and vinyl flooring. Wooden stable door to:

Hallway with radiator, Marley floor tiled, telephone point and heating controls. Wooden glazed door to kitchen and plank door to:

Bathroom having uPVC double glazed window to the front aspect; panelled bath with mains powerful monsoon shower over, pedestal wash hand basin and low level WC. Linen cupboard with shelving, wood panelling to three walls, appropriate wall tiling, radiator, electric shaver point and vinyl flooring.





Kitchen having uPVC double glazed window to the side aspect overlooking the paddock; a good range of base and wall units, sink and drainer inset to wooden worktop with appropriate splash back tiling. Built in double electric oven, Built in ceramic hob with extractor hood over, space and connection for washing machine, dishwasher and upright fridge/freezer. Tiled flooring and multiple power points. Wooden plank door to the:

Sitting Room having uPVC double glazed window to the front aspect; Coal brookdale cast iron fire inset to brick fireplace with stone hearth and timber mantel shelf over, radiator, TV point and multiple power points. Storage cupboard alongside chimney breast, arch and plank door to:

Bedroom / Dining Room with uPVC double glazed window to the front and side aspect; radiator and multiple power points.

From the kitchen a beautiful plank door leads to the staircase and up to:

First floor Landing (currently used as an occasional bedroom) having uPVC double glazed window to the side aspect; exposed ceiling beams, sloping ceilings, radiator and multiple power points.

Bedroom with uPVC double glazed window to the side aspect; radiator, exposed ceiling beams, sloping ceilings and single power point.

OUTSIDE

The property is approached from Church Lane between a combination of gates that allows manoeuvring of trailers and caravans on the hard standing area that leads to the **Double Garage** of brick construction, with two metal up and over doors, power and light connected, floored attic storage area. **Stable** of brick construction with stable door, power and light connected and **Tack Room** of brick construction with wooden personnel door.



Immediately to the rear of the hardstanding area are mature shrubs and trees, roses, clematis, including established magnolia, twisted hazel and giant bay tree. A lawn area provides outside space through the centre of the garden, framed with planting having a greenhouse to one side. A patio seating area makes the most of the open rural views to the southern side of the property.

In addition to the more formal gardens is a paddock with pond; with part currently the home to three goats and part used for further vegetable beds, the whole would be adequate for winter turn out for a horse.



ENERGY PERFORMANCE RATING: E

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

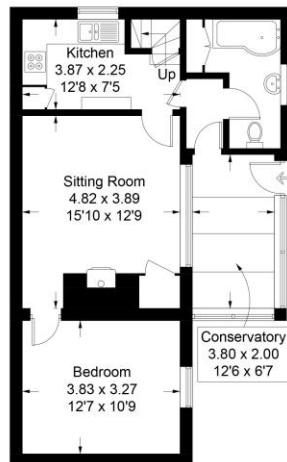
Email: horncastle@robert-bell.org;
Website: <http://www.robert-bell.org>

Brochure prepared 26.2.2021

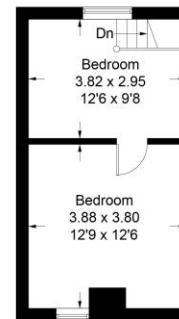


Stonefield Cottage

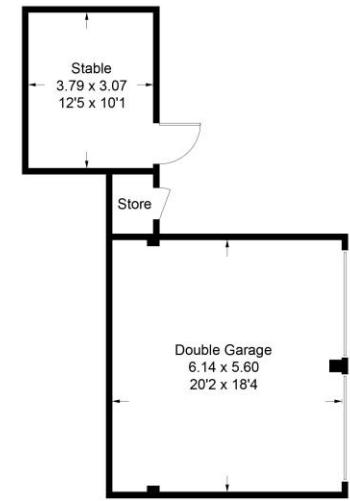
Approximate Gross Internal Area
Ground Floor = 57.6 sq m / 620 sq ft
First Floor = 27.1 sq m / 292 sq ft
Outbuilding = 47.5 sq m / 511 sq ft
Total = 132.2 sq m / 1423 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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.

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

