



Church Lane, West Ashby, Horncastle, LN9 5PU

- Very well presented, RENOVATED and SPACIOUS 2,100 sq ft FOUR DOUBLE bedroom, THREE bathroom, THREE reception, detached COTTAGE with NO 'upward CHAIN'
- STUNNING LOCATION with adjacent far reaching COUNTRYSIDE VIEWS including GENEROUS SOUTH WEST FACING rear GARDEN, summer house, three patios and brick walled SIDE GARDEN
- 260 sq ft LOUNGE including INGLENOOK style fireplace with WOOD/multi fuel BURNER, PARQUET flooring and BAY window to rear garden with VIEWS
- DINING room including FRENCH doors to second reception and open plan to kitchen breakfast, EAVES storage room
- AND a 375 sq ft DETACHED three room BRICK built renovated OUTBUILDING including insulated and 'sound proofed' NEW STUDIO with WOOD/multi fuel BURNER and NEW electrics and consumer unit
- Detached GARAGE and CAR PORT (both with light and power), 2ND CAR PORT and EXTENSIVE PARKING for EIGHT CARS including CARAVAN if required
- SECOND RECEPTION including exposed brick fireplace with WOOD/multi fuel BURNER, and FRENCH doors to patio and rear garden with VIEWS
- Soft closure fitted 217 sq ft KITCHEN BREAKFAST including GRANITE worktops, NEW ISLAND unit, NEW 2023 RANGE COOKER in brick alcove, BUILT IN dishwasher, wine cooler, 'Belfast' sink etc, BOOT/UTILITY room

Guide Price £500,000



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DESCRIPTION

This is a very well presented, renovated, spacious 2,100sq ft 4 double bedroom, 3 bathroom, 3 reception detached cottage, together with a 375 sq ft detached 3 room brick built and renovated outbuilding including a new studio with wood burner, in a stunning location with adjacent far reaching countryside views, a generous south west facing rear garden, a brick walled side garden, detached garage with car port, second carport and extensive parking for eight cars including caravan if required, all in the desirable village of West Ashby which has its own pub restaurant, church, country walks, is only two miles to the centre of a well serviced historic market town and there is no 'upward chain'.

It also benefits from UPVC double glazing, central heating with modern Worcester replaced boiler, external light, power and water supplies.

The cottage consists of three receptions: 260 sq ft lounge (including inglenook style fireplace with wood/multi fuel burner, parquet flooring and bay window to rear garden with views), second reception (including exposed brick fireplace with wood/multi fuel burner, and French doors to patio and rear garden with views), and a dining room (including French doors to second reception and open plan to the kitchen breakfast.

The splendid 217 sq ft kitchen breakfast room is soft closure fitted and includes granite worktops, new island unit, new 2023 range cooker in brick alcove, built in dishwasher, wine cooler, 'Belfast' sink etc) and there is a boot/utility room.

Downstairs is a modern shower room and en-suite (both with frameless walk in shower), and an upstairs bathroom (with cast iron roll top claw foot bath and marble sink top) and all the bedrooms are doubles, with two downstairs including the dual aspect master with French doors and the en-suite, and the second one being used as yet another reception.

There is also an inner hall with built in cupboard, store room, landing with built in full height cupboards, and an eaves storage room.





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Approximate Area = 2120 sq ft / 196.9 sq m
 Outbuilding = 361 sq ft / 33.5 sq m
 Garage = 253 sq ft / 23.5 sq m
 Total = 2734 sq ft / 254 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2024. Produced for Hunters Property Group. REF: 1116694

Viewings

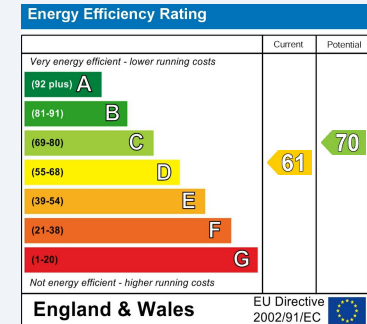
Please contact horncastle@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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