



Fen Farm Cottage, Scarborough Bank, Stickford, PE22 8DR



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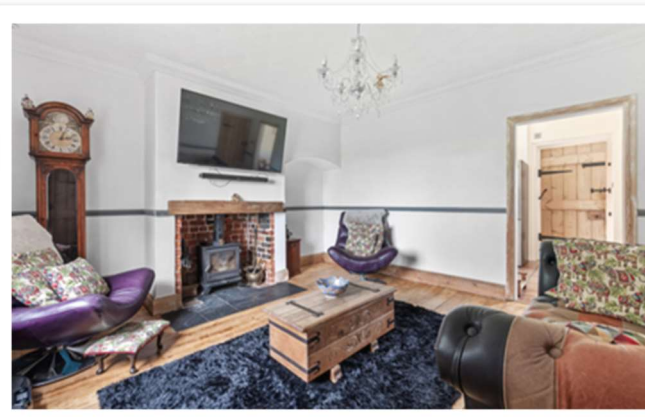
Freehold

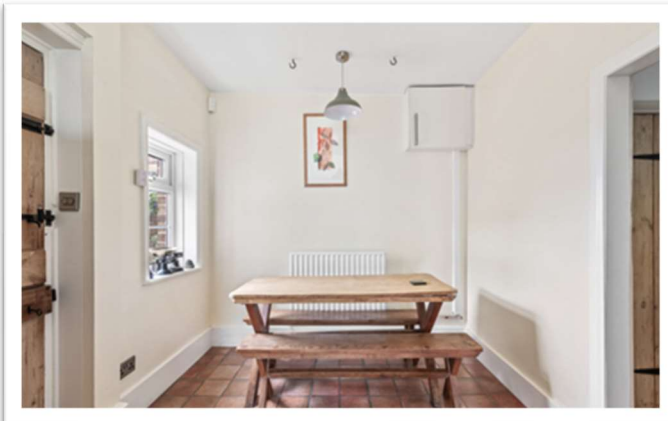
£390,000



Key Features

- Rurally located detached cottage
- Three bedrooms
- Lounge, dining kitchen & conservatory
- Bathroom & shower room
- Ample off-road parking
- Bigger than standard double garage with extra height
- Outbuildings & habitable static caravan
- Paddock with fruit & nut trees
- Plot approx. 0.72 acre (STS)
- EPC rating E



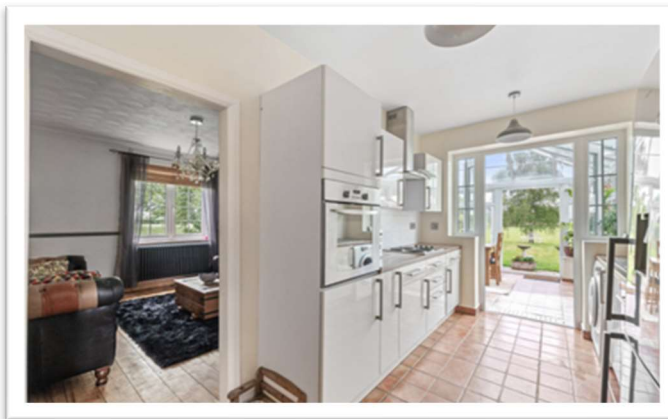


A detached cottage dating back to 1884 on a plot of approximately 0.72 acre, subject to survey and in a rural location with far reaching open views to the front & rear.

Beautifully updated and full of character with well presented accommodation comprising: entrance hall, lounge with wood burner, dining kitchen, conservatory, rear hall and bathroom to ground floor. Three bedrooms and shower room to first floor.

Outside the property has a driveway providing ample off-road parking, a bigger than standard double garage with extra height and two outbuildings all with double glazing. There are also gardens with seating areas, a stable, habitable static caravan and paddock with a variety of fruit & nut trees, raised beds and greenhouse for keen gardeners.

The property benefits from oil central heating and is double glazed throughout.



ACCOMMODATION

Part glazed uPVC front entrance door through to the:

ENTRANCE HALL

Having window to side elevation and staircase rising to first floor.

LOUNGE

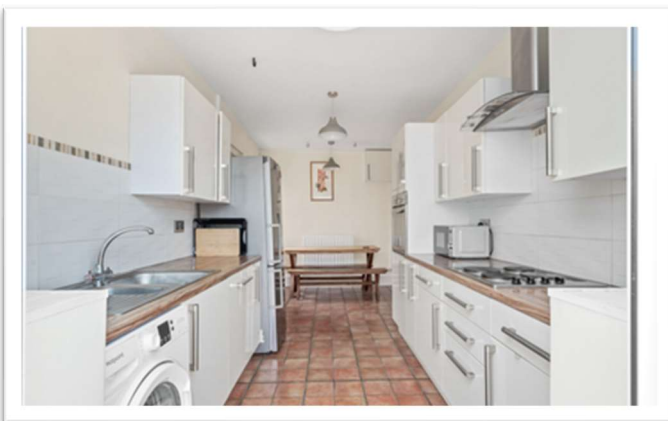
4.18m x 3.93m (13'8" x 12'11")

Having window to front elevation, coved & textured ceiling, cast iron radiator, dado rail, exposed wooden floorboards, understairs storage cupboard and brick lined fireplace recess with wooden beam over, tiled hearth and inset wood burner.

DINING KITCHEN

5.51m x 2.44m (18'1" x 8'0")

Having window to rear elevation, radiator, tiled floor and stable style door to rear hall. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, integrated dishwasher, cupboards, space & plumbing for automatic washing machine under, cupboards over and space for upright fridge/freezer to side. Further work surface with inset electric hob, cupboards & drawers under, cupboards & stainless steel cooker hood over, tall unit to side housing integrated electric oven with cupboards under & over. Part glazed door with windows to either side through to the:



 **NEWTON FALLOWELL**





CONSERVATORY

4.20m x 3.54m (13'10" x 11'7")

Of sealed unit double glazed uPVC on brick walls with safety glass roof. Having french doors to rear elevation & garden, tiled floor and two radiators.

REAR HALL

Having window to side elevation, part glazed door to rear elevation and door to the:

BATHROOM

1.94m x 1.80m (6'5" x 5'11")

Having window to rear elevation, coved ceiling with inset ceiling spotlights with colour changing lights, chrome heated towel rail, tiled walls and extractor. Fitted with a white suite comprising: panelled bath with mixer tap & hand held shower attachment, close coupled WC and pedestal hand basin.



FIRST FLOOR LANDING

Having window to side elevation.

BEDROOM ONE

3.13m x 2.94m (10'4" x 9'7")

Having window to front elevation, radiator, exposed floorboards and feature cast iron fireplace.

BEDROOM TWO

3.50m x 2.61m (11'6" x 8'7")

Having window to rear elevation, radiator and exposed floorboards.

BEDROOM THREE

2.40m x 2.53m (7'11" x 8'4")

Having window to rear elevation, radiator and exposed floorboards.

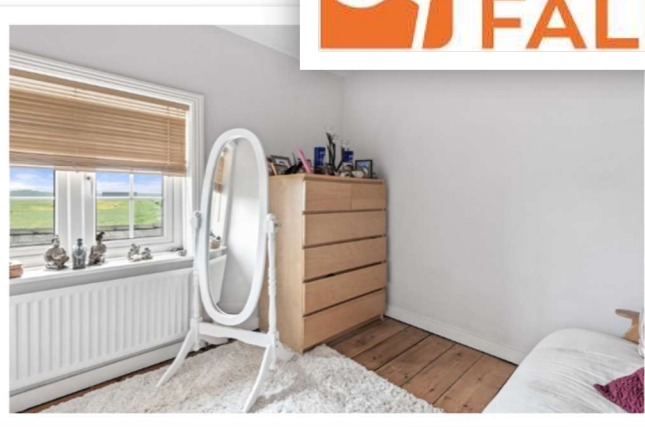
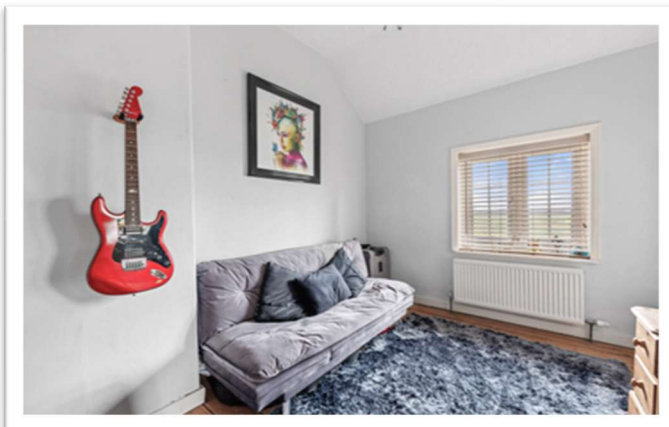
SHOWER ROOM

1.88m x 1.58m (6'2" x 5'2")

Having heated towel rail, tiled walls, wood effect flooring, shower enclosure with electric shower fitting, close coupled WC and hand basin inset to vanity unit with cupboard under.



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EXTERIOR

To the front of the property there is a lawned garden with a block paved & gravelled driveway providing ample off-road parking leading to the:

DOUBLE GARAGE

6.30m x 5.49m (20'8" x 18'0")

Being larger than average with extra height and of brick & tile construction with double entrance doors, double glazed window to rear and door to side.

GARDENS

To the rear of the property there is a lawned garden with a gravelled area and a feature functional well which collects rain water along with several water butts. There is also a paved patio accessed off the conservatory and access to the:

OUTBUILDING

Of brick construction with slate tiled roof. With door to side, double glazed window to rear and split into two with one side housing the oil storage tank.

FURTHER OUTBUILDING

Of brick construction with tiled roof. Currently used as a library, being insulated and having part double glazed uPVC French doors and seating area to front.

STABLE

Of brick construction with tiled roof and having stable door & window with shutters to front. To the side there is an attached outbuilding & greenhouse. There are also raised beds and a habitable static caravan which is also handy for storage.

To the side of the property there is a large paddock laid to grass and enclosed by hedging with a metal vehicular access gate to the far rear. Having various fruit & nut trees including pear, apples & cherry plus a variety of nut trees.



THE PLOT

The property occupies a plot of approximately 0.72 acre, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

SERVICES

The property has mains electricity and water connected. Drainage is to a private sewage treatment plant. Heating is via an oil fired boiler serving radiators and the property is double glazed. The current council tax is band A.

VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.

AGENT'S NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.





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Floorplan

Ground Floor

Approx. 59.2 sq. metres (636.7 sq. feet)



First Floor

Approx. 35.1 sq. metres (378.0 sq. feet)



Total area: approx. 94.3 sq. metres (1014.7 sq. feet)



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