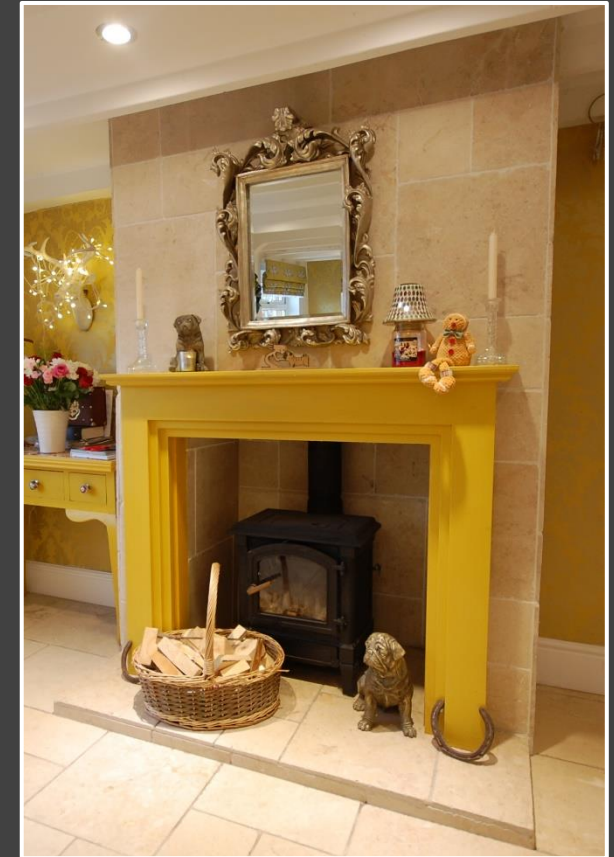




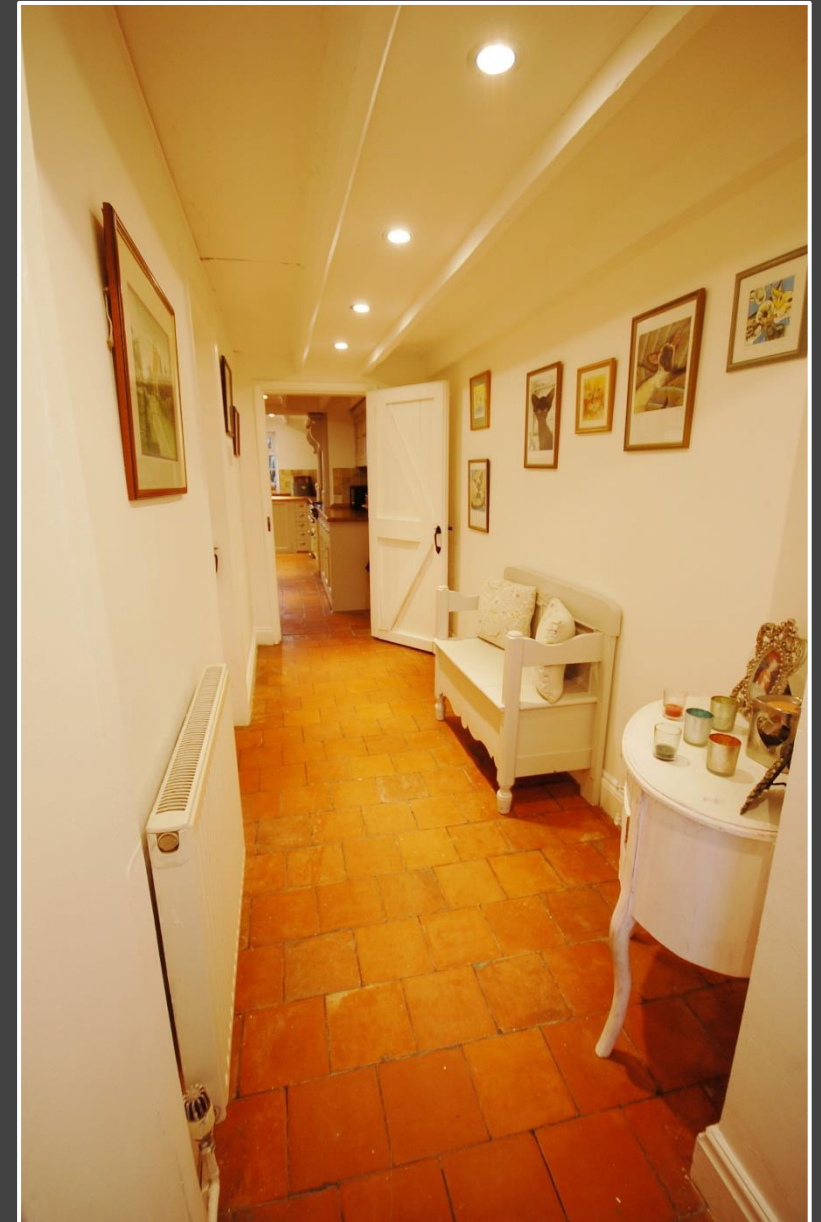
Romando
Grainthorpe LN11 7JW

MASON'S
EST. 1850

Enjoying a semi-rural position away from the village centre with fields to front and rear, this characterful Period semi-detached cottage has a large rear garden with log cabin and store, together with a separate garage having potential for redevelopment (subject to planning). Three bedrooms, bathroom, shower room, spacious Murdoch Troon fitted living and dining kitchen, sitting room with stove and hallway. Oil central heating system, double-glazed windows and NO CHAIN.

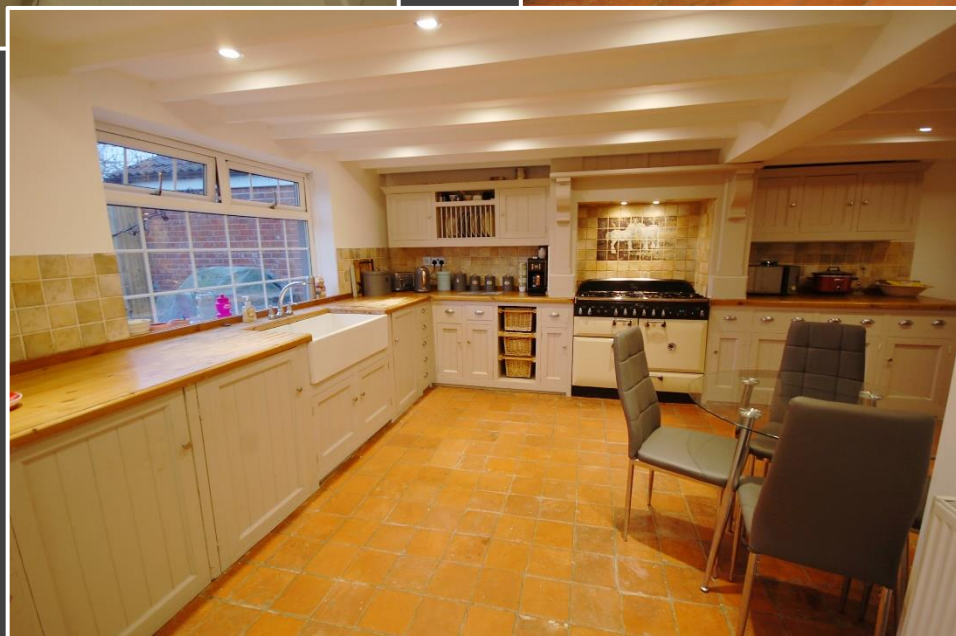


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Directions

Proceed away from Louth on the Brackenborough Road and follow the lane to the village of Yarburgh. Turn left at the T-junction and then turn right along King Street. Again, follow the lane for several miles until arriving in Grainthorpe and then at the crossroads carry straight on along Church Lane. Follow the lane round to the left at the bend and continue until Romando is found on the right.

The Property

Believed to date back to Victorian times, this brick-built semi-detached cottage has been enhanced, both visually and economically, by external insulation and oak cladding to the front elevation. The rear walls have also been timber panelled with a grey exterior paintwork finish and the roof is concrete tiled while the rear wings have flat roof sections. The first-floor landing has a Juliette balcony via a large tilt and turn double glazed window with some spectacular panoramic views over the garden and farmland which stretches away towards the coast. There is the potential to form a large balcony over the rear single-storey wing subject to planning/building regulation consent and a metal balustrade will be included in the sale for such a project.

Heating is by an oil central heating system with the boiler positioned externally and there is also a cast iron multi-fuel stove in the beamed sitting room. The large living/dining kitchen is a particular feature of this cottage with an extensive range of furniture by Murdoch Troon and appliances. The accommodation has a welcoming feel and viewing is recommended.

Adjacent to the neighbouring cottage on the south side, Romando has an old timber garage with a parking forecourt and the owners have commissioned initial drawings for a planning permission pre-application seeking a solid-built garage/annexe with studio or home office over. The proposed purchasers may wish to further investigate according to their own particular wishes. In addition, there is space to park on the gravel forecourt in front of the cottage.

Accommodation

(Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale)

Ground Floor

Main Front Entrance

Comprising a part-glazed, uPVC- framed (double-glazed) front door with decorative coloured panes and an outside lantern over, to the:

Entrance Porch

Ceramic-tiled floor in grey, uPVC double-glazed window to each side elevation and wall light over the square walk-through opening into the:

Entrance Hall

An attractive reception area with original quarry-tiled flooring, radiator and white painted ceiling beams with four LED ceiling downlighters. Ledged, braced

and framed latch doors to the sitting room and kitchen.

Sitting Room

A cosy yet spacious sitting room some 6m in length with travertine-tiled flooring and electric underfloor heating operated by digital wall controller. Painted beams and shaped archway, two front windows presenting views over the paddock land at the front and multiple LED downlighters to the ceiling.

Travertine-tiled fireplace and chimney breast with deep surround to a cast iron, multi-fuel stove positioned in a painted and framed, stepped surround. Wall socket and aerial point for a wall-mounted TV and connecting door through to the inner hallway. Radiator in ornamental painted surround and cupboard housing the electricity meter and consumer unit with MCB's.

Living/Dining Kitchen

A spacious room at the rear of the cottage which is L-shaped overall and fitted with an extensive range of bespoke Murdoch Troon units in contrasting fashionable light grey and green colour schemes to include base cupboards with multiple large and miniature drawers, large dresser unit also with miniature drawers and ornamental upper doors, wall cupboards, basket drawers, plate rack and heavy wooden work surfaces with ceramic tiled splashbacks, together with a wide Armitage Shanks Belfast sink with chrome mixer tap. To the left of the sink unit, the base cupboard houses a **Highsense**

automatic washing machine and the base cupboard to the right of the sink houses a **Bosch slimline dishwasher**. There is a **Rangemaster range cooker** in cream and black enamel with metal coil handles to two ovens, grill and warming drawer. The cooker is dual fuel with eight LPG rings to the hob, ceramic tiled splashback and a painted wood-framed surround on shaped brackets with an inset cooker hood having downlights.

Ample space for dining and seating furniture, wide opening with shaped brackets, quarry tiled floor extending through from the hallway and side uPVC-framed, multi-pane effect double-glazed door and matching window adjacent to outside. Large radiator, multiple LED ceiling downlighters and white painted ceiling beams. Digital central heating programmer.

Shower Room/Wet Room

Compact but well-fitted shower room ideally positioned close to the outside door for stepping into after work in the garden.

Contemporary colour scheme comprising plain and louvre-effect grey ceramic tiled walls and floor with a walk-in shower area and chrome mixer shower unit with handset on rail and square drench head. Angled corner WC with stainless steel pan and hardwood timber-battened enclosure concealing the cistern with dual flush control. Two LED ceiling downlighters and light-operated extractor fan. Ledged, braced and framed latch door from the kitchen.

Inner Hallway

With painted wall panelling and “horseshoe” coat hooks to the rear wall, together with a ledge shelf. Staircase with painted pillared balustrade to the first floor and understairs storage area. Radiator and uPVC double-glazed window to the side elevation. LED ceiling downlighters and high-gloss, porcelain tiled floor. To the corner there is a large painted double door base cupboard within which there is an **Indesit tumble dryer**. The cupboard has a heavy pine top.

First Floor Landing

With LED ceiling downlighters which extend across the staircase. Steps up to the rear facing Juliette balcony with tilt and turn large, double-glazed window and balustrade, and from which there are far reaching views towards the coast. White ledged, braced and framed doors to the bedrooms and bathroom.

NB

There is the scope to form a large, elevated balcony over the single-storey rear wing of the cottage for al fresco dining or to enjoy the superb rural outlook as a seating area, subject to obtaining planning/building regulation consent as necessary.

A metal balustrade has been made for this purpose and will be included in the sale for the buyer/s to carry out this project if they so choose. The balustrade can be seen in its intended position in the photograph of the rear elevation.

Bedroom 1 (front)

A good size double bedroom with an angled doorway from the landing, a part-sloping ceiling, double radiator and trap access to the roof void. The low window on the front elevation provides some attractive views across the paddock at the front of the property.

Bedroom 2 (front)

A further well-proportioned double bedroom with a large radiator, part-sloping ceiling and as in bedroom 1, a low front window provides an attractive view.

Bedroom 3 (rear)

A good size single bedroom with a window to the rear elevation providing views towards the open farmland beyond. Radiator, floorboards painted in light grey, light dimmer switch and high-level clothes rail.

Bathroom

An unusual and quirky bathroom – with a white double-ended tub bath with chrome feet and mixer tap, a low-level, square-line, dual-flush WC and a feature glazed circular wash hand basin set onto an oak vanity base cupboard and having a single lever chrome pillar tap.

Ceramic tiling to three sides in textured and high-gloss pale grey tiling which extends into a recessed shower cubicle with a wall-mounted shower unit having flexible handset on rail and a square drench

head. Light-operated extractor fan and LED ceiling downlighters. High-level window on the rear elevation.

Outside

The cottage stands back from the lane behind a pebbled forecourt providing parking space with brick wall, shrubbery and fencing to the sides together with a block-paved area for flowerpots and tubs. There is an outside lantern over the main front door and a name plaque adjacent. A stone paved pathway provides pedestrian access to the main entrance.

A short distance to the south and adjoining the neighbouring cottage there is a

Timber-built Garage

now requiring some attention positioned some 5.6m back from the lane behind a parking forecourt and this building and the land provide the potential to replace the existing structure with a solid-built double garage with studio/annexe accommodation over, subject to obtaining planning/building regulation permission.

As described above, initial drawings have been commissioned for a planning permission pre-application and a copy of these can be sent by email on request.

A pathway leads around the side of the cottage through a screen door into the main garden which is an excellent size and fully enclosed by fencing.

Immediately to the rear, there is cobble-effect paving with wide stone steps leading up to sandstone and circular paved patio areas, the latter having a low brick wall surround and walk-through opening. To one side there is a raised sandstone seating area which has a power point for a hot tub to be located here if required.

Beyond there is a good size lawn with a timber dog kennel to one side and some excellent facilities for garden entertainment in the form of a brick-built **pizza oven and barbecue** adjacent with storage beneath each and a food preparation area built in brick with decorative paving surround and a sink set into the tiled working surface.

From here there is a pebbled forecourt with a slate and paved approach lined by timber sleepers in seaside styling and leading to the painted log cabin which has a wide canopy to the front and side with balustrade around and a part-glazed door into the:

Log Cabin

With light, power points, further light to the canopy and cable for a wall-mounted TV. Corner shelves and all walls finished in natural pine complementing the floor and roof timbers.

To the side there is a pergola over sandstone paving and constructed in the style of a pagoda and to the rear of the log cabin is a block-built **garden store** with double-glazed window and stable-type door over a concrete base. To the rear of the cottage there is an outside water tap.

Viewing:

Strictly by prior appointment through the selling agent.

Location

Grainthorpe is a small country village approximately 1 mile from the Lincolnshire coast and around 8 miles from the market town of Louth. The coastal resort of Cleethorpes and the larger business centre of Grimsby are approximately 12/13 miles to the north. Grainthorpe has a Grade 2 Listed Parish church dedicated to St. Clement and dating from 1200 and there is a Grade 2 Listed Hall within the village. There is a village primary school, village hall, and local playing fields consisting of tennis courts, football pitch and cricket pitch. The coastal area has a number of bridleways and nature reserves which are ideal for equestrians.

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 electricity, water and drainage but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band B.

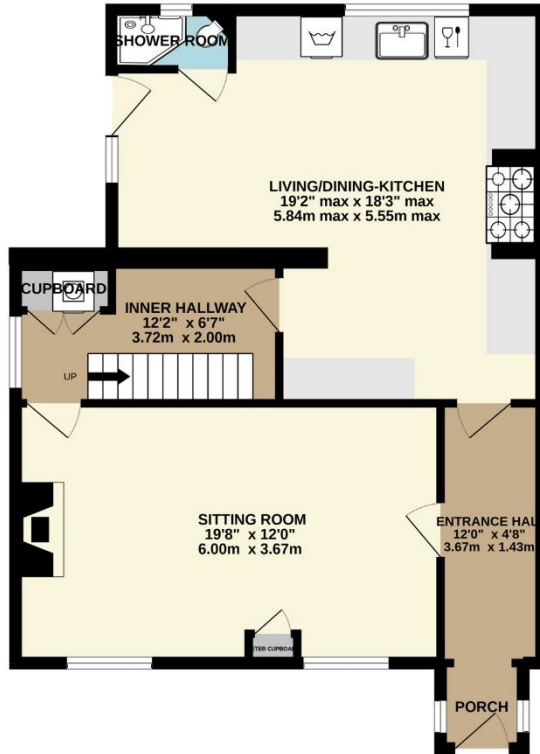
TOTAL FLOOR AREA : 1137sq.ft. (105.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

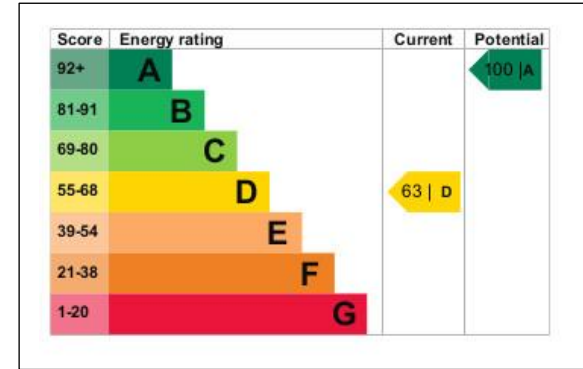
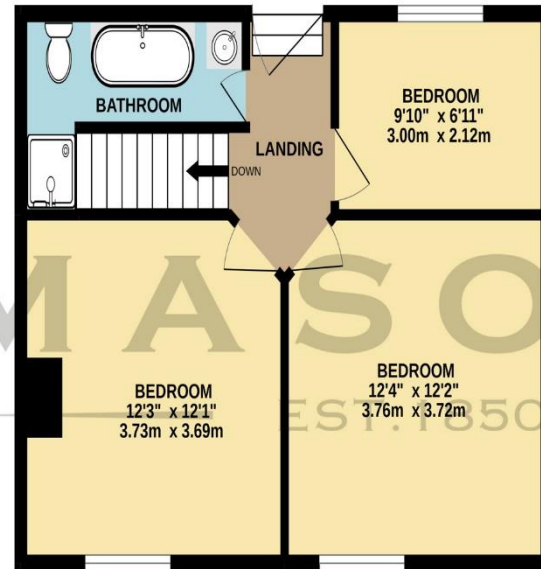
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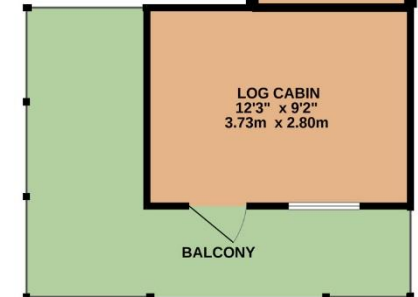
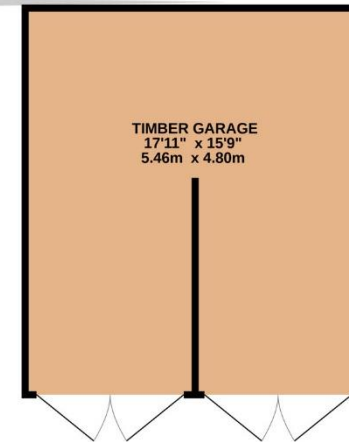
GROUND FLOOR
678 sq.ft. (63.0 sq.m.) approx.



1ST FLOOR
458 sq.ft. (42.6 sq.m.) approx.



OLD TIMBER GARAGE
279 sq.ft. (25.9 sq.m.) approx.



LOG CABIN AND STORE
188 sq.ft. (17.5 sq.m.) approx.

Floorplans and EPC Graph
A PDF of the full EPC can be emailed on request

