



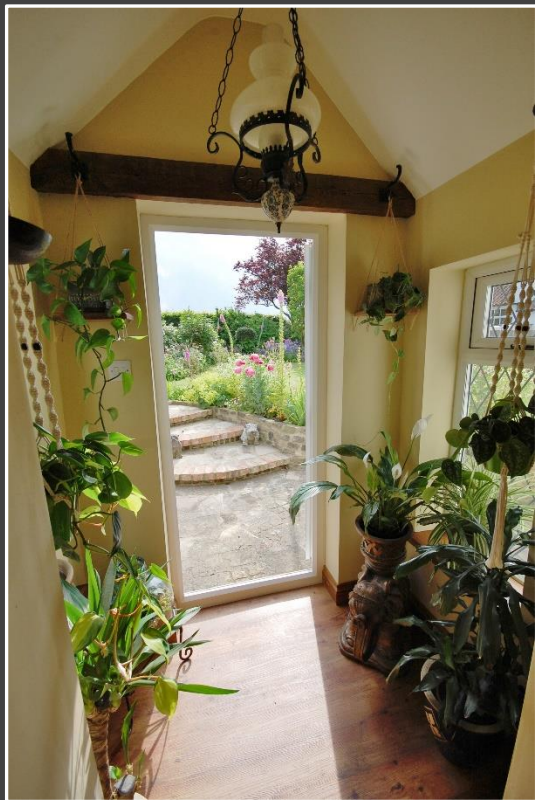
White Cottage, Utterby LN11 0TH

M A S O N S
EST. 1850

White Cottage, Church Lane, Utterby, Louth, Lincolnshire LN11 0TH

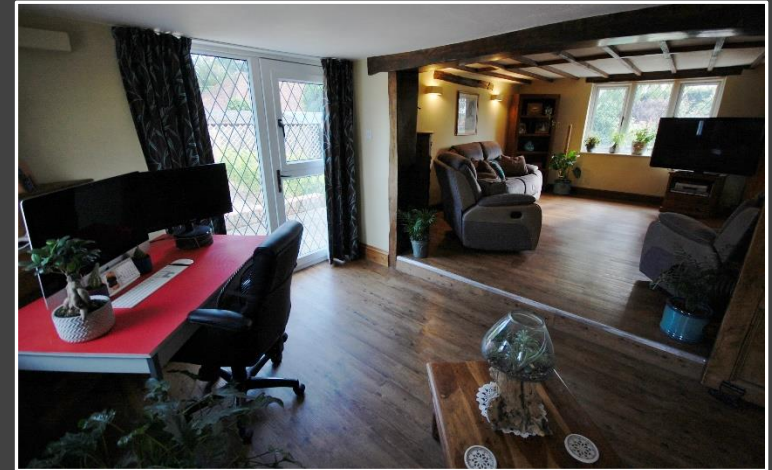
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A charming, detached 3-bedroom country cottage positioned on the village fringe facing open countryside and the Lincolnshire Wolds. The accommodation is full of personality and great character with 2 beamed reception rooms, each having a feature fireplace with stove, a re-fitted dining-kitchen, a home-working room, spacious utility, cloaks/WC, ensuite shower room to bedroom 1 and a first floor bathroom. Large mature landscaped gardens on split levels, double garage, workshop, studio and stores.











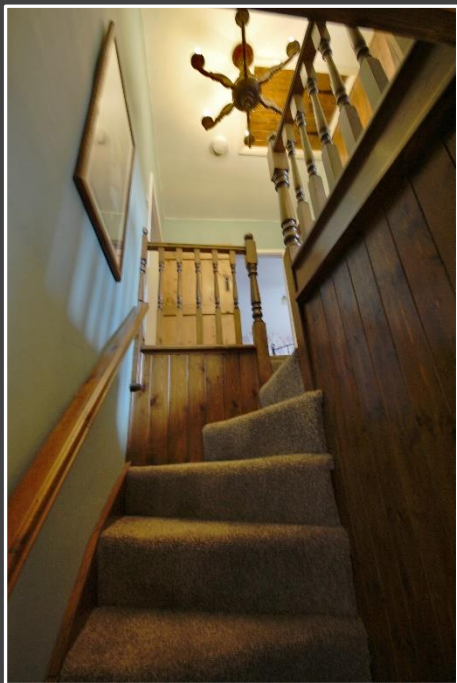






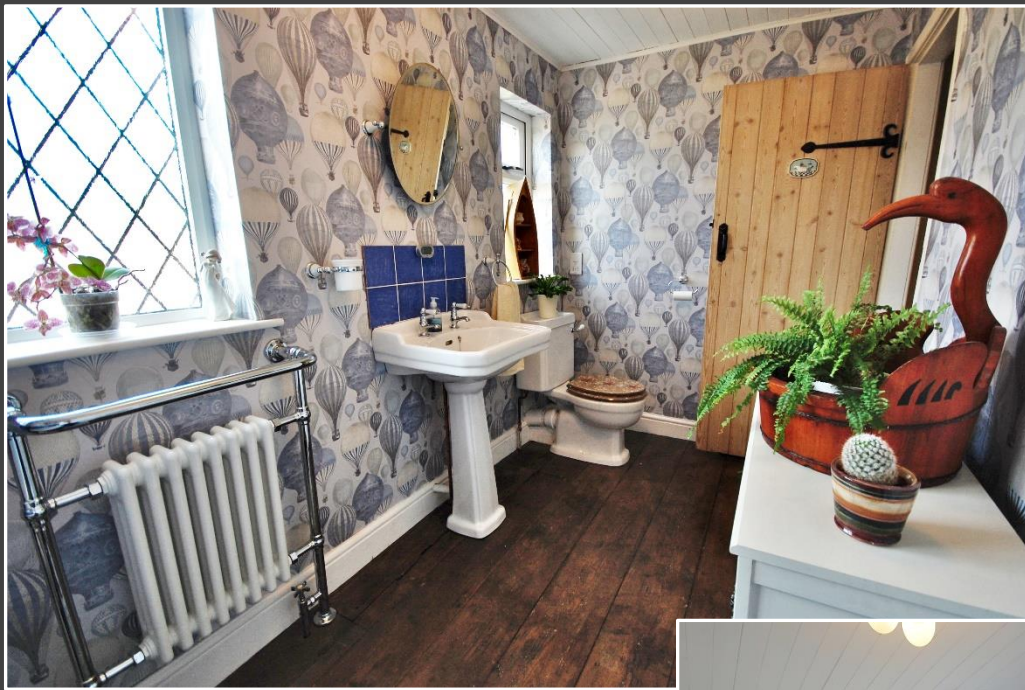


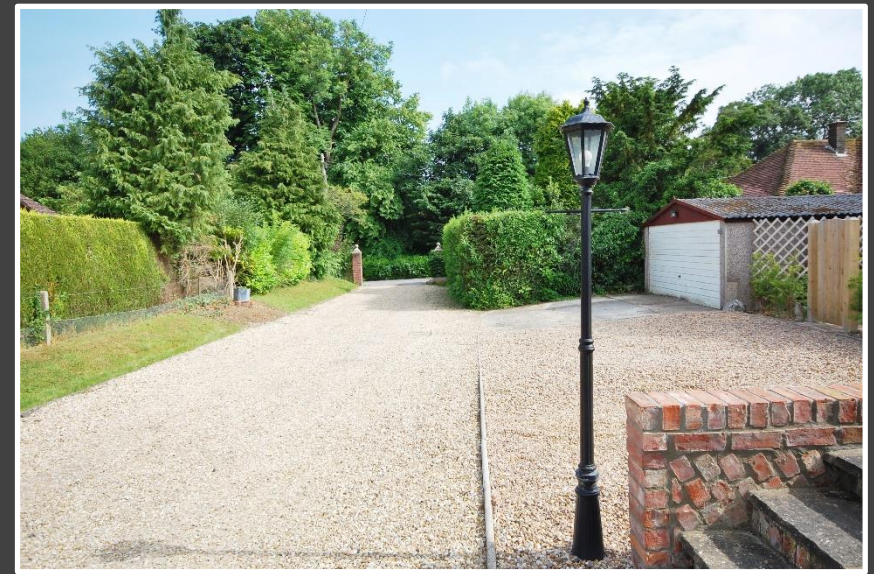
























Directions

From Louth take the A16 road north and after the first two roundabouts, ignore the two right turnings to Fotherby village and carry on into Utterby. Look for the first left turning onto Church Lane. Take the turning and follow the road. Go past the church on the right and continue towards the edge of the village, looking for the brick-pillared entrance onto the shared private driveway which leads to three properties and White Cottage is then on the left.

The Property

This attractive detached cottage is believed to possibly have originated prior to the Victorian era and has white colour-washed rendered main walls under a pitched clay-pan tiled roof. In more recent years an extension at the rear with a re-covered modern rubberized roof around 5 years ago, has created additional accommodation resulting in surprisingly good-size and versatile rooms. The interior reflects the character of the building with a wealth of features to include beams and pillars, inglenook fireplaces with stoves, ledged latch doors, a winding staircase and balustrade branching into two directions, split-level floors, diamond-lattice windows and pine floorboards. In contrast but sympathetically chosen, there is a re-fitted long dining-kitchen and the first floor includes an ensuite shower room to the main bedroom and a characterful bathroom.

The grounds combine cottage garden charm with practicality providing spacious parking, a double garage and a long outbuilding complementing the style of the cottage with a studio, workshop and stores. There is the opportunity to enjoy the “good life” with vegetable

growing areas and sheltered space behind the garage to keep chickens - the large chicken run and shed can be purchased separately or will be removed by the owners for their ongoing use. The spacious split-level gardens provide space for further outbuildings and have been beautifully kept and planted with a colourful array of flowers and foliage.

The property enjoys some special views from garden and cottage across the open fields to the scenic Lincolnshire Wolds hillside beyond and the far patio with fishpond particularly enjoy this panoramic outlook.

Accommodation

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

The main elevation of the cottage is facing the rear garden and for the purpose of our description and floorplans, will be deemed to be the front of the property.

Ground Floor**Main Entrance**

With white uPVC panelled door having two double-glazed panes into the:

Entrance Lobby

With double-glazed window to each side elevation, vaulted ceiling to the initial area with collar beam and two hooks, oak-effect floor covering and wall light to the inner area. Pine four-panel doors on each side with latch handles open onto the reception rooms.

Sitting Room

A characterful room enjoying a feeling of space, not least due to a 2.5m wide pine-lined opening with step down into the family room/study at the rear. Overall, these two rooms combine to form an attractive and spacious split level living area.

Feature large brick inglenook fireplace with projecting herringbone brick hearth, curved beam over and stepped brick chimney breast, together with an inset cast iron log burning stove with alcove to the rear. Adjoining the fireplace is a base cupboard with a V-shaped display alcove over. Crossed beams to the ceiling and front window presenting attractive views over the main garden. Oak-effect floor covering, double radiator, three wall up/down lighters and carbon monoxide alarm.

Family Room/Office

This versatile living space presently forms a home working office and is naturally lit by two windows to the rear elevation and double-glazed French door with matching tall side panel on the side elevation. Radiator, oak-effect floor covering and two wall lights. Connecting door to the dining-kitchen.

Dining Room

Another attractive room full of character, also having a large arched brick fireplace and chimney breast with deep herringbone brick hearth and a cast iron log burning stove inset. Oriel bow window to the front elevation overlooking the attractive main garden. Heavy centre pine ceiling beam, oak cross beams,

pine Delft rack and stripped pine tall, narrow door to a recessed cupboard by the fireplace. Pine panelled wall and ledge door with latch handle onto the staircase. Oak-effect floor covering and pine moulded four-panel door with latch handle and step down to the dining kitchen. Four wall up/down lighters and carbon monoxide alarm. Connecting door to the utility kitchen.

Dining Kitchen

A spacious and well-fitted room with a range of Symphony built-in units finished in duck-egg blue and having shaped metal handles, together with two turned pillars framing a wide pan drawer unit. There are base cupboards, a further drawer unit, a tall pull-out larder unit, integrated dishwasher and refrigerator, pull-out waste and recycling bin unit, a built-in electric mid-level double oven, (upper oven operable via a mobile app) and a black ceramic induction hob with pull-out extractor hood incorporating light. Matching range of wall cupboard units, Blanco grey composite one and a half bowl sink unit with mixer tap, oak-effect floor covering and two three-branch ceiling spotlight fittings, together with ceiling downlighters. Mains heat alarm and radiator. A feature pine beaded and studded ledge door with latch handle leads to the:

Boot Room

With a uPVC part-glazed (double-glazed) door and window adjacent on the side elevation. Quarry tiled floor extending into:

Cloakroom/WC

With a white suite of low-level WC and corner bracket wash hand basin having pillar tap and tiled splashback. Adjoining the door to the cloakroom is a matching ledged latch door to the:

Boiler Cupboard

Containing the Worcester oil-fired central heating boiler with digital programmer and wall shelving.

Utility Kitchen

A useful and surprisingly spacious additional kitchen area with a range of base units having a green painted finish and comprising base cupboards and drawers, an integrated refrigerator, roll-edge woodblock-effect work surfaces, white Metro-style bevelled ceramic tiled splashbacks and a single drainer, stainless steel sink unit with mixer tap. There is space with plumbing for washing machine and a large bin storage cupboard designed to alternatively house a tumble dryer. Radiator, two side windows and front oriel window overlooking the garden. Part-sloping ceiling with beam, oak-effect floor covering and walk-through opening with step up and curved wall from the boot room.

First Floor

The interesting staircase from the dining room turns through kite-winder upper steps to a quarter landing and then branches to left and right to landings on the first floor. There is a pine spindle balustrade around the stairwell with turned newell posts. Pine ledged

doors lead off to bedrooms with latch handles and there is a door with step down to an inner landing. Angled pine-panelled chimney breast and trap access to the roof void.

Bedroom 1 (front)

A spacious L-shaped double bedroom with exposed pine floorboards, radiator, front window providing amazing views over the garden towards the Lincolnshire Wolds and a connecting door with step down to the:

En Suite Shower Room

White suite of part curved, glazed and splash-boarded shower cubicle with curved glazed double doors, Triton shower mixer having handset on rail; wide vanity unit with recessed wash hand basin in Period style with mixer tap over, single and double cupboard and small drawer underneath. The vanity unit extends to conceal the cistern of a low-level, dual-flush WC adjacent. Large side window, tall white designer radiator and three branch spotlight fitting. Two pairs of louvred doors open onto a built-in airing cupboard and linen cupboard which contains the foam-lagged hot water cylinder with immersion heater and ample storage space together with a water softener. Wide pine floorboards.

Bedroom 2 (front)

Another spacious L-shaped double bedroom which has wide stripped pine plank floorboards, a front window providing some stunning views, radiator and

coved ceiling. Pine latch door to a recessed cupboard. Built-in range of single and double cupboards with shelving.

Rear Landing

With radiator and pine latch, ledged doors to the bathroom and bedroom 3.

Bedroom 3

A smaller double bedroom with radiator, coved ceiling and rear window.

Bathroom

A good size with a white suite comprising a double-ended tub bath with chrome ball and claw feet and mixer tap with shower fittings, Edwardian-style pedestal wash hand basin with lever taps and ceramic tiled splashbacks and a low-level WC. Contrasting blue ceramic tile splashbacks, combined radiator and towel rail, shaver socket and stripped pine plank floorboards, together with a vaulted wood-panelled ceiling. Bevelled wall mirror and two rear double-glazed windows.

Outbuildings

Single-storey range of outbuildings constructed in brick and tile and comprising:

Studio with two large multi-pane windows and double doors to a full-width range of shelved storage cupboards, work surface with inset sink and cold tap (draining to a soak-away). Spotlights and power points. **Workshop** with multi-pane window facing the garden, spotlights and power points including a circuit-breaker socket. **Vegetable/Freezer Store** with power points, light, rack shelving and angled rear wall.

Open-fronted Store with electric light, oil tank, large brick pillar to the side and bin store. **Detached concrete-sectional Garage 5m x 6m** with wide up-and-over door, striplights and power points together with a rear door onto a lean-to **Wood-Store. Metal-framed greenhouse.** The garden shed will be removed leaving a base for a replacement or paved area.

Outside

From the driveway there is a wide gravelled parking area for side-by-side parking and giving access to the garage. Screen conifers have been planted for privacy and there are 2 arched ledged and braced doors into the garden, one having steps up and a retaining wall to the formal garden area.

A lower lawn adjacent to the garage has mature trees at the rear including variegated acer, red acer, weeping willow and silver birch. This area is separated from the main upper garden by a well-stocked shrubbery bank with a waterfall into a pond and a feature flight of splayed and stepped brick-walled steps leading up through winding gravelled pathways into the flower beds and borders. There is a good size upper lawn and further walled steps to the front door with lantern over.

There are many colourful perennials, ornamental trees and shrubs, partial hedge to the rear and open boundary taking advantage of the views.

Crazy paved patio by an upper pond for alfresco dining, with curved stone walls around, gate and a circular brick pillar. Enclosure for storage before the outbuilding at the side and vegetable growing area with brick cold frame, seating area and gate from the garden.

Location

The name Utterby is Danish and the village is thought to date from about 900 AD. There is a vibrant village school, a Parish room by the village green, a number of historic houses and the 14th Century Packhorse Bridge which is believed to have provided access to the church from the former Gilbertine Priory.

The market town of Louth is approximately four and a half miles from Louth Market town and eleven miles from Grimsby. There is a direct route to the Humberside Airport which is approximately 20 miles away. Church Lane leads out into open countryside along the foot of the Wolds which are designated an Area of Outstanding Natural Beauty.

Viewing: Strictly by appointment through the agent.

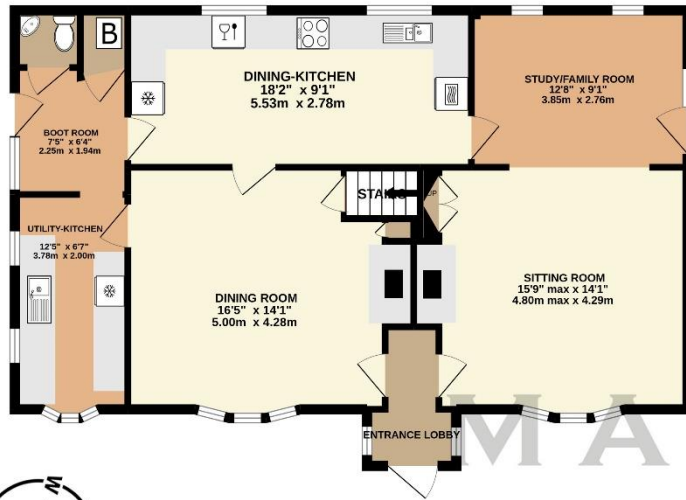
General Information

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 D.

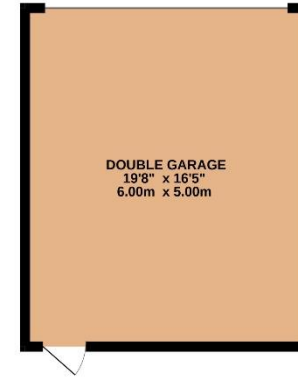
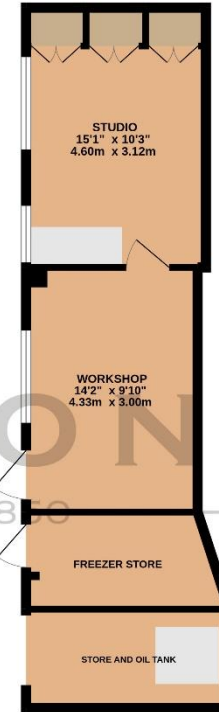
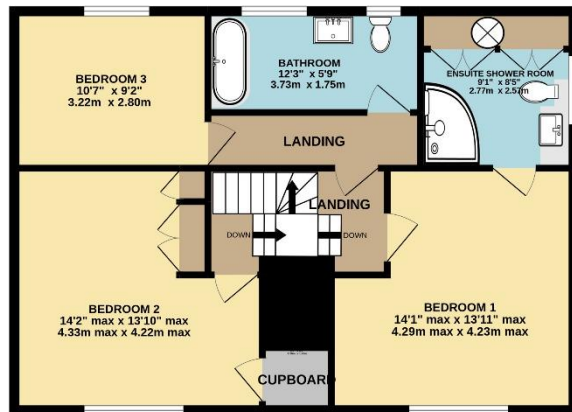
GROUND FLOOR
924 sq.ft. (85.8 sq.m.) approx.

OUTBUILDING RANGE
428 sq.ft. (39.6 sq.m.) approx.

GARAGE
323 sq.ft. (30.0 sq.m.) approx.

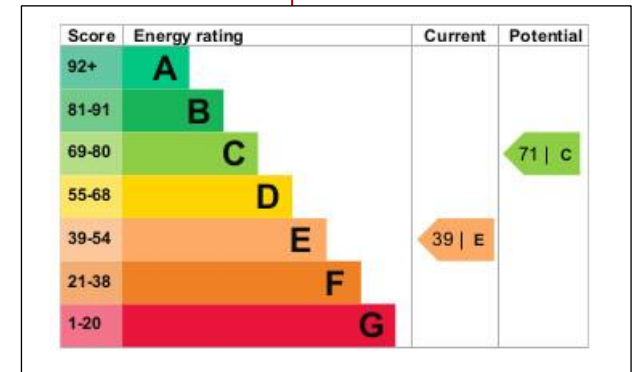


1ST FLOOR
735 sq.ft. (68.3 sq.m.) approx.



Floorplans and EPC Graph

NB: A PDF copy of the full EPC can be emailed on request



TOTAL FLOOR AREA : 2409 sq.ft. (223.8 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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