



THE LODGE
HAUGHAM

M A S O N S
EST. 1850



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ABOUT THE LODGE

Directions

From St. James' church in Louth proceed south along Ugate, carry on through the traffic lights and proceed out of town to the bypass roundabout. Carry straight on along the A16 and look for the next right hand turning towards Haugham and Tetford. Take this turning and take the next right hand turning into Haugham, follow the lane through the village where The Lodge can be found as the last property on the left hand side.

The Property

Nestled in the heart of the Wolds, in a picturesque Wolds village, this gem of a 1930s cottage exudes old-world charm in a peaceful and private wildlife haven comprising 3.3 acres (STS) of hedged paddocks and grounds with a timber stable block adjacent. The present owners have been careful to preserve the period features within the cottage, as well as to enhance and augment the wildlife and natural setting in which the property lies. The property is surrounded by rolling Wolds countryside and even has views across to the sea on the far horizon.

This well-equipped equestrian home benefits from a smart timber stable block comprising two stables, a tack room and various stores, together with extensive log storage and a wooden outhouse, all overlooking the paddock land to the rear. The charming cottage comprises three bedrooms and two characterful reception rooms, together with a breakfast kitchen and useful utility room. The cottage overlooks delightful cottage gardens which have been designed to enhance wildlife, centred around a beautiful wildlife pond which benefits from rare native plants, adjacent to a large wildlife border; all presided over by a smart and sheltered paved terrace which can be accessed from the house. The cottage benefits from double glazing throughout and Solar panels on the roof.

“The olde-world charm of this gem of a 1930s cottage is enhanced by its beautiful gardens, hedged pasture, 3.3 ac (STS) and smart stable yard, all surrounded by stunning Wolds landscape”



THE LODGE, HAUGHAM, LN11 8PU

This peaceful property provides the opportunity to live in the heart of the beautiful Wolds countryside in a characterful home which is sheltered and private, exuding a depth of character set in a diverse wildlife haven.

Accommodation

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

Part-glazed door to:

Utility Room

A useful room with a quarry-tiled floor and windows to the side and rear of the house. This room features a smart range of kitchen units with granite surfaces and a stainless-steel sink and drainer. There is space and plumbing for a washing machine and dryer and doors to:

WC

With a quarry-tiled floor, a window to the side of the house with a granite sill and a low-level WC.

Kitchen

A glazed door leads from the utility to the charming kitchen which has windows to the side of the house and a quarry-tiled floor. The room which has space for a breakfast table, exudes charm with a bespoke range of 'fiddle-back maple' units and surfaces, together with a beamed ceiling and a Wamsler multi-fuel range cooker with back boiler (which heats the water and radiators to the house). The kitchen also benefits from a wall-mounted electric oven and a five-ring gas hob. The room has tiled splashbacks and spotlight ceiling lights.



Inner Hallway

A characterful space with an attractive timber floor and an original 1930's panelled ceiling. Stairs rise to the first floor and glazed doors lead to:

Front Porch

A useful space with a pretty part-glazed door to the front of the house and a window to the side. The room has a quarry-tiled floor and built-in storage with work surfaces.



“The flowing and spacious reception rooms exude character and charm ”

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Sitting Room/Diner

A bright and characterful triple aspect room whose sliding sash windows take in the gardens and orchard to the side and look out to the front of the house over open farmland and beyond to the sea on the far horizon. The sizeable room has space for both a dining table and seating, There is a timber floor, beamed ceiling and an Inglenook fireplace with a log-burning stove. A set of timber doors lead to the adjacent garden room/study creating spacious and flowing entertainment space.

Garden Room/Study

A bright room with a window overlooking the garden and orchard and French doors leading to the paved terrace and wildlife pond beyond. This useful room has space for seating as well as a built-in desk with ample storage, together with fitted timber shelving.

A delightful timber staircase rises from the Inner Hallway with windows at the half landing, together with an ingenious built-in library area above rises to:

First Floor Landing

Which has an original 1930s panelled ceiling and doors to:

Bedroom 1

Bathed in light, this double aspect room overlooks the side gardens as well as having views over open farmland and beyond to the sea on the far horizon. The good-sized double room features a panelled 1930s ceiling and a pretty cast iron fireplace.

Bedroom 2

A double bedroom which also has a delightful view to the front and a panelled ceiling, this room boasts a built-in timber corner unit and a sizeable walk-in wardrobe/storage cupboard.

Bedroom 3

A characterful single bedroom with a double aspect to the side and rear of the house.



Bathroom

A bright room with a window to the rear and tiled walls, together with a free-standing bath with shower attachment on a raised tiled step. In addition, the room benefits from a cast iron radiator with towel rail, WC with raised cistern, basin, shower unit and an airing cupboard with immersion heater.

Outside

The property is approached through a pair of timber gates with brick pillars onto a smart block-paved driveway and parking area which is flanked by raised beds with hedging behind. The block paving continues to the stable yard, past a fabulous raised knot garden. The land lies beyond with hedged boundaries and is surrounded by rolling, Wolds countryside.



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The Gardens

A paved pathway leads through the hedge from the parking area, continuing to form a path around the cottage and onto a sizeable, sheltered patio/terrace which is accessible from the back door and garden room doors.

The terrace is bordered by a large, wildflower bed and features a standard wisteria tree with space for dining below, all overlooking the beautiful wildlife pond. The pond is a real feature to the garden and boasts rare plants such as Marsh Orchids and Water Violets. The gardens continue around the pond through a leafy wildlife garden and onto a second gravelled seating/dining area, which again, overlooks the wildlife pond.

To the side of the house is a lawned garden which is sheltered by hedging and mature trees, as well as featuring fruit trees such as Greengage, Pear, Apple and Mulberry. The cottage itself is flanked with beautiful perennial border planting and climbing plants such as roses and clematis. To the front of the house a pair of brick pillars lead onto a paved pathway from the lane to the pretty pitched porch with a part-glazed, stained-glass door.



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The Stable Yard

The smart, L-shaped stable yard is located close to the house and is accessed off the driveway to a block-paved parking area, ideal for horse boxes and to give vehicular access to the stores. The timber building comprises two stables and a feed room/store/tack room, all with an overhang and concrete apron. There is a further garage/store with a garage door and a side personnel door, plus an extremely useful and sizeable open-fronted, wrap-around hay/vehicle/log store, all with electric lighting and water connected.

Static Caravan

The property benefits from a static caravan which provides two double bedrooms and six berth, the caravan has gas central heating, is connected to mains water, electric and to the septic tank at the property.

The Land

A gravelled entrance leads to a pair of timber gates which give access to the beautiful, hedged paddocks to the rear. The land is presently divided into four paddocks with post and wire fencing, providing two larger paddocks and two smaller paddocks which are sub-divided by a standing of trees and a timber gate.

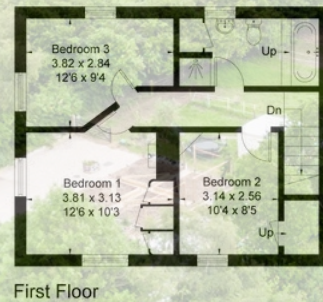




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Approximate Floor Area = 119.1 sq m / 1282 sq ft
Outbuildings = 91.5 sq m / 985 sq ft
Total = 210.6 sq m / 2267 sq ft (Excluding Open Fronted Barn)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #72161

This area features a useful timber building which has previously been used for poultry to one end, which could be converted to an implement store and/or further stabling/storage if required. These delightful paddocks are ideal for equestrian use as well as small scale pastoral farming or equally, can be enjoyed as the peaceful and diverse wildlife haven that they are.

Location

The property stands in open countryside designated an Area of Outstanding Natural Beauty and is approximately four miles to the south of Louth market town. Louth is a popular town well known for its thrice-weekly markets and a range of individual shops, together with supermarkets, primary, secondary and grammar schools, cinema, theatre and a number of sports facilities including the Meridian centre. There are golf courses both in town and on the outskirts of the Kenwick Park leisure centre. Main business centres are in Grimsby, Lincoln and Boston. The Call Connect bus comes to the village on a regular basis, ideal for commuting to Louth and surrounding villages.

Viewing

Strictly by prior appointment through the selling 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 and water and has private drainage but no utility searches have been carried out to confirm at this stage. The property benefits from central heating via a Wamsler multi-fuel range cooker and also benefits from thermal solar panels on the roof. The property is in Council Tax band B.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	37	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



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Important Notice

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