



# Wildrose Cottage

Reston Road, Legbourne, LN11 8LS

**M A S O N S**  
— Celebrating 175 Years —





# Wildrose Cottage

Reston Road, Legbourne,  
LN11 8LS

Beautifully maintained 19th-century detached cottage  
with period charm

Spacious living/dining kitchen with a multi-fuel stove  
and high-quality fittings

Cosy sitting room with feature fireplace and bay window

Versatile study/third bedroom and practical utility room

Two well-proportioned upstairs bedrooms with a  
characterful family bathroom

Detached double garage with workshop and separate  
studio/home office

Expansive gardens with multiple seating areas, mature  
planting, and private access

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Stepping through the entrance porch, you are welcomed into a spacious and well-appointed living/dining kitchen. A true heart of the home, this area features a charming brick fireplace with a cast iron multi-fuel stove, a central dining space, and a stylish kitchen fitted with high-quality cabinetry, hardwood work surfaces and integrated Neff appliances. A bright sun lounge provides a perfect space to relax and enjoy views of the delightful gardens, while the cosy sitting room, complete with an elegant cast iron gas fireplace, offers a snug retreat during the colder months.

The ground floor also boasts a versatile study or third bedroom, a practical utility room, and a cloakroom/WC. The study, with its large front-facing window, provides a peaceful workspace or an additional bedroom option. The utility room is well-equipped with space for laundry appliances and ample storage, ensuring practical day-to-day convenience. The cloakroom/WC, featuring a classic white suite, is positioned for easy access. Traditional detailing throughout the ground floor, including coved ceilings, beaded dado paneling, and charming bay windows, enhances the cottage's timeless appeal and creates a warm, characterful ambiance.







“ —  
A charming countryside  
retreat, blending timeless  
character with modern  
comfort – a home to cherish  
for years to come. — ”







Upstairs, the spacious landing leads to two well-proportioned bedrooms, each bathed in natural light. The principal bedroom is a peaceful haven, while the second bedroom offers flexibility as a double or generous single. The family bathroom is in keeping with the property's character, featuring a panelled bath, pedestal washbasin, and cottage-style detailing.







The property sits within meticulously maintained gardens, accessed through a tree-lined entrance with double timber gates. The sweeping gravelled driveway leads to a detached brick-built double garage, complete with a workshop and additional storage. A separate studio or home office provides an excellent space for creative pursuits or remote working.

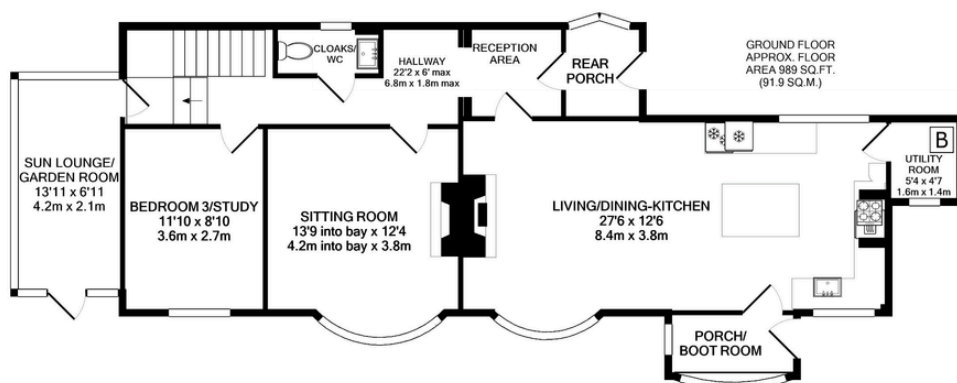
The gardens themselves are a true highlight, with manicured lawns, mature shrubbery, and charming climbing plants. Various seating areas, including a sun-drenched patio and a secluded upper garden, offer perfect spots for alfresco dining and quiet relaxation. High hedging provides privacy and shelter, creating a serene countryside retreat.



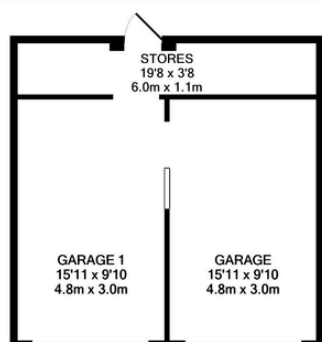
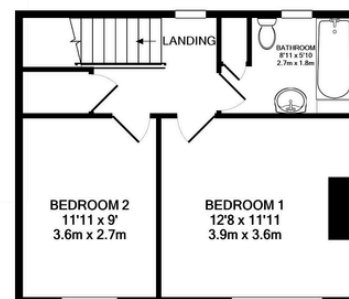




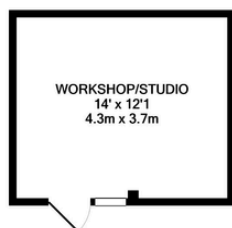




**1ST FLOOR**  
APPROX. FLOOR  
AREA 39.2 SQ.FT.  
(36.5 SQ.M.)



**GARAGE BLOCK**  
APPROX. FLOOR  
AREA 38.4 SQ.FT.  
(35.7 SQ.M.)



**WORKSHOP/STUDIO**  
APPROX. FLOOR  
AREA 16.9 SQ.FT.  
(15.7 SQ.M.)

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like real items.

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



# Legbourne

A village full of Character,  
Community, and Charm

Legbourne is a charming and highly sought-after country village, nestled in the picturesque Louth area of Lincolnshire. Known for its strong community spirit, the village offers a variety of local amenities including the parish church, East Wold Junior School, a village hall with an adjacent playing field, and a friendly country pub. The village shop adds to the convenience, while Mill Lane leads to a scenic walk along the village ford, with views to the Royal Oak pub – affectionately known as The Splash – in the neighboring village of Little Cawthorpe, just on the edge of the stunning Lincolnshire Wolds.

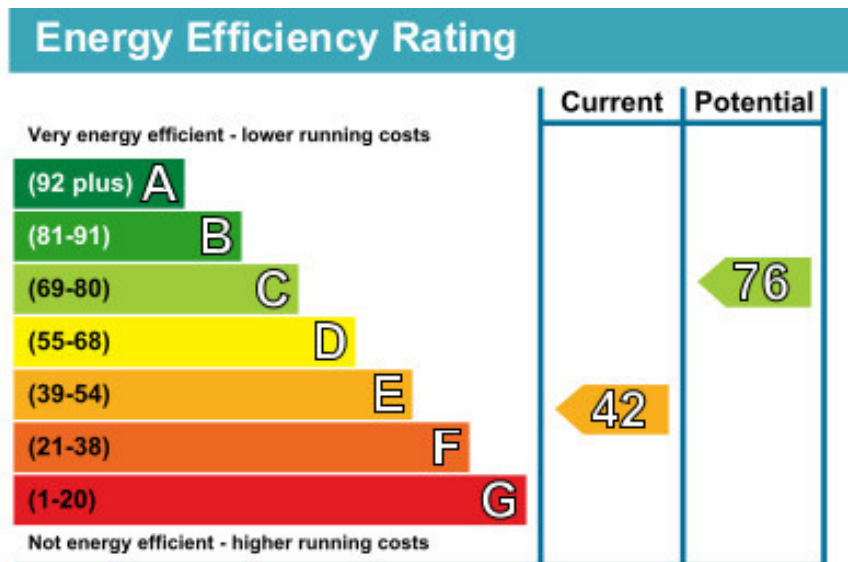
Ideal for those seeking a blend of rural tranquillity and community living, Legbourne offers a peaceful setting with easy access to local amenities and beautiful countryside walks.



Nearby, Louth is a vibrant market town that seamlessly blends history, culture, and natural beauty. Its bustling weekly markets, independent shops, and array of cafés, restaurants, and traditional pubs make it a hub of activity. Nestled on the edge of the Lincolnshire Wolds, the town offers easy access to scenic walks and bridleways, complemented by excellent leisure facilities, including a swimming complex, tennis academy, and golf club. Families benefit from highly regarded schools. Just seven miles from the picturesque Lincolnshire coast and the main regional business centres are in Lincoln (35 miles) and Grimsby (24 miles).







### Viewing

Strictly by prior appointment through the selling agent.

### Council Tax

Band C

### Services Connected

We are advised that the property is connected to mains gas, electricity, water and drainage but no utility searches have been carried out to confirm at this stage.

### Tenure

Freehold

### Location

What3words: ///bordering.toasters.remote

### Directions

Proceed away from Louth on the Legbourne Road and continue to the roundabout, take the second exit and follow the A157 road. Keep following the road to Legbourne and then proceed to the very far end of the village, passing the Queen's Head public house on the right. After the sharp right bend, the entrance into Wildrose Cottage will be found on the right side.

### Agent's Note

Please note that the free-standing plant pots and troughs are not included in the sale of the property

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.



# M A S O N S

EST. 1850

Cornmarket,  
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