



Snowdrop Cottage

Tathwell

M A S O N S
— Celebrating 175 Years —

Snowdrop Cottage

Tathwell, Louth
Lincolnshire LN11 9SR



Exceptional detached country bungalow

Beautifully presented accommodation

Superb gardens with paddock views

Prime Lincolnshire Wolds Village

Modernised in meticulous detail

3 good bedrooms, new dining-kitchen,

Lounge with fireplace, stove and village views

Oil central heating system with new boiler

New cream uPVC double glazed windows

New block paved gated driveway and forecourt

Integral double garage with r/c motorised door

2 timber garden sheds

An absolutely immaculate, turn-key detached bungalow of individual design, positioned in a prime Wolds village just 3.5 miles from the centre of Louth market town. Transformed by comprehensive modernisation since the summer of 2023, the property has three bedrooms, lounge, hall, re-fitted dining kitchen, re-fitted shower room, integral double garage, superb landscaped gardens with two garden sheds, new oil-fired central heating boiler and radiators, new uPVC double-glazed windows and new block-paved gated driveway.

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Believed to date back to the 1970s, this detached bungalow has brick-faced cavity walls with feature stone panel on the front elevation and projecting front gable wing, beneath a pitched timber roof structure covered in concrete tiles. The windows have been renewed with cream-coloured uPVC double-glazed units and new composite part-glazed (double-glazed) doors with a newly-built oak canopy porch on bracket frame to the side entrance and the fascias and soffits are in new uPVC with contrasting new black gutters and downpipes.

The chimney stack has been re-lined and a multi-fuel stove fitted to the re-modelled stone fireplace in the lounge. Insulation has been increased to the roof void which has been vented and fitted with a loft ladder to an enlarged access – the majority is boarded throughout the centre of the bungalow. New LED lighting has been fitted, both inside and outside, with an external hot tap, together with two cold taps, sensor lighting and dusk-to-dawn lighting by the entrance. The electrical system has been checked and upgraded, and the property has stable part-fibre internet, presently via Plusnet.

A new Wren kitchen has been fitted with appliances, and the shower room has been fully refurbished.

Floor coverings have been renewed to include new floor tiling, carpets, curtains, blinds and re-decoration throughout, with newly plastered and skimmed ceilings as required. A new oil-fired Worcester Bosch central heating boiler has been fitted and is under guarantee for some time as are the windows and doors. the heating system has new radiators and valves.

Externally, the roof valleys have been overhauled and ridge tiles ventilated. There is a new electric remote-control garage door. The front and rear gardens have been fully landscaped, taking advantage of some lovely views to both front and rear, the bungalow backing onto grass paddock land with the Wolds beyond. There are new plants to the granite chippings forming the sloping bed at the front of the bungalow, with weed suppressor beneath, and an impressive new block-paved driveway with gated entrance.



The main entrance is at the front of the property with a composite, Chartwell green front door with arched decorative double-glazed panel and matching full-height double-glazed side panel, together and opening into the **entrance hall**. This is a good size, fitted with oak-effect flooring and there are double doors to a full-height store cupboard, with the central heating Hive control adjacent. There are three ceiling light points and radiator with shelf over. Newly fitted internal oak panel doors open to the bedrooms, shower room, lounge and dining kitchen.

The **lounge** is positioned at the front of the property and has a wide front oriel bow window, together with side windows on each side, providing views across the village below. There is an attractive stone fireplace with projecting slate hearth and recessed cast iron, multi-fuel stove with a heavy timber mantel shelf over. Wiring has been positioned for a wall-mounted TV, there is a smoke alarm and the telephone point is located in the lounge for the internet modem.







At the rear of the bungalow, the **third bedroom is a dining room** for the present owners and has a rustic oak-style ceramic-tiled floor, radiator, ceiling light point and rear window presenting lovely views over the rear garden and grass paddock beyond. The **dining kitchen** has been fully re-fitted with a range of Wren units in a sage-green matt finish, to include base and wall cupboards, drawer unit with deep pan drawers, quartz work surfaces featuring a blue veined pattern, rustic oak-style ceramic-tiled floor and dresser unit with centre drawer over base cupboard, tall cupboards to each side and a centre wall cupboard.





There is a Belfast sink with ornamental mixer tap, space with plumbing for washing machine, two ceiling lights having two and three-branch fittings and roller blinds to the windows on the side and rear elevations, each presenting lovely views. There is an integrated AEG dishwasher, AEG induction hob and two electric ovens incorporating grills. A composite part-glazed (double-glazed) side door complementing that of the main entrance opens to outside, with the newly-built oak canopy porch over. There is a radiator and the Hisense stainless steel finish, American-style fridge/freezer will be included in the sale.



Bedroom 1 is a double bedroom positioned at the front of the bungalow and has a wide, oriel bow window overlooking the approach to the bungalow. There is a double radiator, ceiling light point and high-level power supply for a wall-mounted TV. One of the sockets has a double USB fitting.



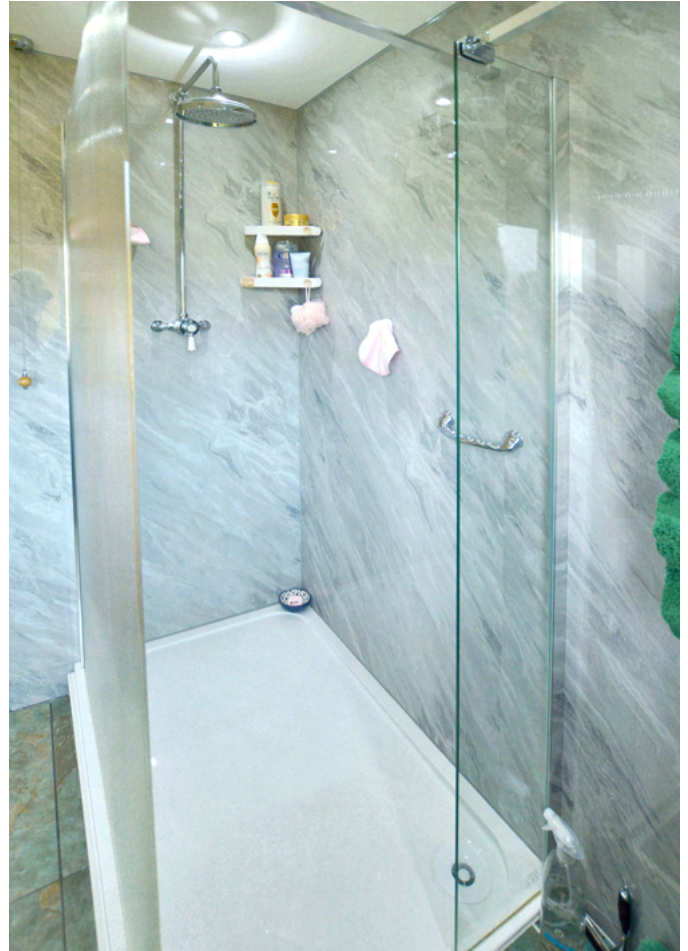


The **second bedroom** is another double bedroom positioned at the rear of the bungalow with a radiator and wide window presenting the same lovely views across the garden and paddock land, as from the kitchen and bedroom3/dining room.



The **shower room** has been fully refurbished and has a white suite comprising a low-level, WC and a wide, shaped vanity wash hand basin with lever tap over a contrasting double base cupboard in dark grey. There is an obscure glazed screen to a spacious walk-in shower with splash-boarded surround, wall grip and a Mira Realm shower mixer unit with drench head.

The ceiling has LED downlighters and there is Premium extractor fan, chrome ladder-style radiator/towel rail and heat recovery vent. The walls and floor have been ceramic tiled in blue, extending into the rear window reveal and there is a roller blind fitted to the window. Over the wash basin there is an arched mirror, together with a mirror-fronted cabinet adjacent.





Outside

From Thacker's Lane, the newly laid, block-paved driveway leads up through five-bar double gates onto a spacious block-paved forecourt forming a spacious parking area whilst also giving access to the integral garage. There is a dividing picket fence with a stained finish to the rockery garden at the front of the property, which has granite chippings over weed suppressor and an attractive, newly planted variety of ornamental bedding plants, shrubs and trees.

There are wall lanterns to the bungalow and an ornamental streetlamp-style outside light, close to a hand gate which opens onto the pathway leading around the left side of the property to the canopy porch and kitchen door. Pedestrian access can also be gained over a flagstone-paved pathway at the side of the garage, with granite chipping border and reinforced boundary fencing. A flight of shallow, sandstone-paved steps lead from the driveway up to the main front entrance.

A wide, remote-control, motorized roller door gives access to the **integral double garage** – an excellent size with LED strip lighting, fitted wall shelving and the trap access with drop-down ladder to the roof void over the whole bungalow. There are power points, a rear window and composite rear door with diamond-shaped, double-glazed pane. The new Worcester Bosch central heating boiler is positioned in the corner of the garage with a water tap and low-level service light adjacent.





The rear garden is a lovely feature of Snowdrop Cottage and enjoys a superb view across grass paddock land belonging to a neighbouring property with the slopes of the Wolds beyond. The main area is lawned with a sizeable block-lined flagstone patio adjoining which a summer house has been transformed into a garden shed with light and power. The patio has a brick built table with flagstone top.



There is a second new garden shed close to the rear door of the garage. New re-enforced fencing has been positioned on the side boundary and partly to the rear with post and rail for the remainder to take advantage of the outlook.



There are floodlights on sensors, external power points, water taps including a hot tap and the garden is enclosed by established ornamental plants, shrubs, bushes, spring bulbs and trees. In the far corner of the garden is a new modern oil storage tank.







Approx Gross Internal Area
119 sq m / 1280 sq ft



Floorplan

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.

Tathwell and The Wolds

An Area of Outstanding Natural
Beauty

Tathwell is just 3.5 miles from the market town of Louth and nestled in beautiful, typically English countryside with rolling hills. There is a private lake in the centre of Tathwell and walks through the fields all the way to Louth and up onto the hilltops where the beauty of the village setting can really be appreciated. There are nearby hamlets in Haugham and Dovendale.

The parish church is dedicated to St Vedast and houses the Hamby Monument - a wall monument originally constructed around 1620 and later restored by the Chaplin Family, baronets of Blankney and descended from the Lord Mayor of London in 1677.



Recognised as an Area of Outstanding Natural Beauty (AONB), the Wolds is ideal for those who appreciate outdoor activities like walking, and cycling with miles of scenic trails and bridleways weaving through its charming villages and farmland. Towns and villages like Louth, Market Rasen, and Alford offer a blend of rural charm and modern convenience, with a strong sense of community, and an array of amenities, including shops, cafés, and pubs. The region is known for its excellent primary and secondary schools, making it particularly attractive for families. Additionally, good transport links, including proximity to business hubs like Lincoln and Grimsby, ensure that residents can easily commute or enjoy day trips to larger urban centres.



Louth

Vibrant Living in the Wolds

Known as the Capital of the Wolds, Louth is a vibrant and picturesque market town celebrated for its three bustling weekly markets and a year-round calendar of seasonal and specialist events. The town centre offers an impressive selection of cafés, restaurants, wine bars, and traditional pubs, perfect for relaxing and socialising. With its wealth of independent shops, a thriving theatre, and a cosy cinema, Louth provides a delightful blend of culture, entertainment, and local charm.

For those seeking an active lifestyle, Louth is perfectly positioned on the edge of the Lincolnshire Wolds, offering access to scenic country walks, bridleways, and rolling hills. The town is well-equipped with sports and leisure facilities, including a modern sports and swimming complex. Additionally, Louth boasts a tennis academy, bowls club, football club, golf club, and equestrian centre.

There are many highly regarded primary schools and academies including the King Edward VI Grammar which makes Louth perfect for growing families.

Just seven miles to the east lies the picturesque Lincolnshire coast, featuring nature reserves to the north and south. For business and commerce, the region is well-connected, with the main hubs located in Lincoln, 26 miles away, and Grimsby, just 16 miles to the north.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band D

Services Connected

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

Tenure

Freehold

Location

What3words: ///intention.prickly.jubilant

Directions

From St. James' church in Louth, proceed south along Upgate and carry straight on through the traffic lights and then out of town. At the roundabout on the outskirts, take the second exit along the A16 and after a short distance take the first right turn. Follow the lane to Tathwell and carry on down into the centre of the village, turning left onto Thackers Lane. After driving for a short distance, the property will be found in an elevated position on the left side.

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.

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Cornmarket,
Louth, Lincolnshire
LN11 9QD

01507 350500



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