



Poplars Cottage

Binbrook

M A S O N S
— Celebrating 175 Years —



Poplars Cottage

Blands Hill, Binbrook, LN8 6FB

Set in half an acre (sts)

Secluded position with no neighbours

Fantastic five bedroom home

Close proximity to amenities in Binbrook

3 Bathrooms

Mature tree lined grounds giving privacy

Double garage and car ports

Beautifully maintained gardens

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Set within approximately half an acre (STS) of secluded grounds, Poplars Cottage is a well-presented and versatile family home enjoying uninterrupted views of the Lincolnshire Wolds and no near neighbours. Located close to the popular village of Binbrook and its amenities, the property features three reception rooms, a kitchen/diner, utility, ground floor bedroom and shower room, with four further bedrooms and two bathrooms upstairs. A tree-lined gravel drive leads to ample parking, a double garage, and private front and rear gardens—offering peace, space, and stunning surroundings in a truly hidden gem.



A former farmer's cottage dating back to 1995, when it was re-built and extended to create the charming cottage seen today, standing in private grounds of around half an acre (subject to survey) with no near neighbours. The property is of brick construction with clay pantile roof covering, and benefits from uPVC doors and windows with oil-fired central heating. The mature plot makes for a very private setting and enjoys beautiful views of the surrounding Lincolnshire Wolds countryside which is a designated area of outstanding natural beauty.



Ground Floor

Approached from the front patio, uPVC door into the utility room, having workbench, space and plumbing for washing machine and also housing the Firebird oil-fired boiler. Door through to the spacious dining kitchen with range of base and wall units, finished in pine with roll-top laminated work surfaces and a Belling free-standing electric cooker with extractor above along with an integrated dishwasher. Fully glazed door to garden and double doors through to the lounge/diner, being a superb open plan reception room, having feature fireplace with brick surround and inset multi-fuel burner.





Patio doors leading into the conservatory with polycarbonate roof panels and some brilliant south-facing views over the garden and a single door leading out to the patio. Located off the lounge is the snug or study, currently used as a workspace and also having a multi-fuel burner inset to brick fireplace. Understairs storage cupboard and opening into the central hallway with staircase leading to the first floor, off which is a double bedroom with built-in wardrobes and dressing table, along with a shower room, having shower, wash hand basin, WC and heated towel rail.





First Floor

Spacious landing with four-panel pine doors to bedrooms and bathroom, skylight to roof, doors to airing cupboard housing the hot water cylinder and a further cupboard off the landing.



The master bedroom is a generous double in size with windows to two aspects, adjacent which is a smart, modern shower room comprising corner shower unit, WC and wash hand basin with window overlooking the garden. A further bedroom to the far end being a generous double in size, with windows to two aspects and built-in wardrobes which also lead through to a deep storage area into the eaves.



A further single bedroom, or small double, off the landing with window to side. The final bedroom is a single bedroom, currently used as a hobby room with window to side. The family bathroom has a smart, modern suite comprising P-shaped shower bath with thermostatic mixer, WC, wash hand basin, heated towel rail and panelled walls.



Outbuildings

A double garage is built in complementary design to the main dwelling with up and over doors to front, being a good double in size and having a further side pedestrian access door, with storage space to the eaves. Adjacent, either side of the garage are timber-built car ports providing further useful storage.

Outside

The property is accessed via a long, gravel driveway off Blands Hill, with gated access and mature trees and shrubs all around, creating a very private setting. The driveway extends down to the house and around the corner into the main gravel drive parking area with access to the garage, providing parking for multiple vehicles. The front garden is located off the driveway and is fully enclosed with hedging and trees, creating a very private and hidden space, being an oasis of flowering plants and bushes with well planned footpaths and separated growing areas. To one side is a gravelled area with aluminium-framed greenhouse and enclosed vegetable plots, allowing for self-sufficient living.

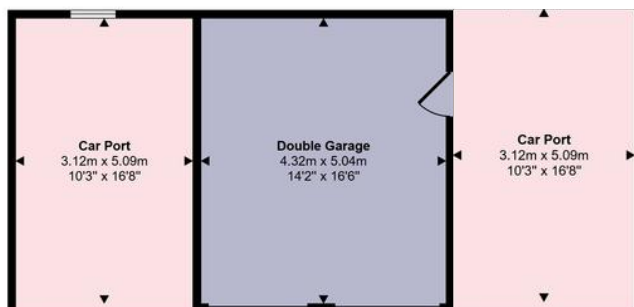
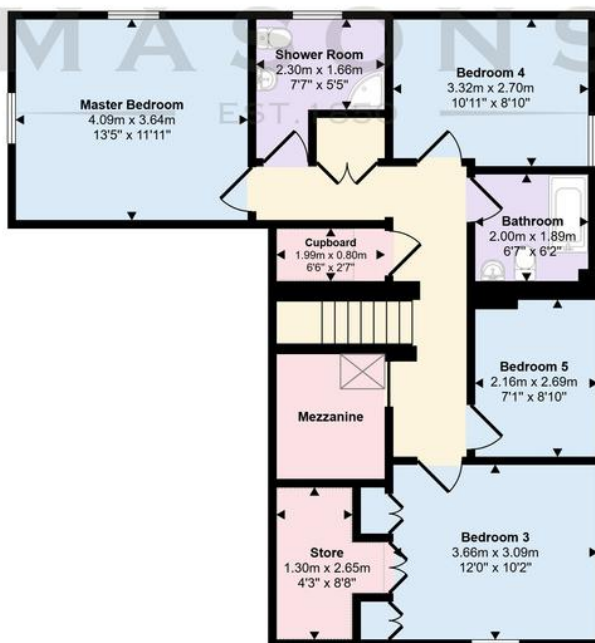




The rear garden is a delightful and mature space with hedged boundaries and mature trees, with some impressive views of the surrounding hills. Large lawned area to the centre, surrounded by separated planted borders with flowering plants, bushes and shrubs, providing a wildlife haven and truly tranquil space to relax, with a small pond to one side and further timber-built greenhouse. Paved patio adjacent the conservatory, ideal for al fresco dining and relaxing, while around the corner is the west-facing side garden, laid to gravel and bushes and shrubs, creating a brilliant afternoon and evening sun trap.







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.

Binbrook

A Peaceful Haven in the Wolds

Just a five minute walk to the centre of Binbrook which is positioned in a scenic area of the Lincolnshire Wolds and is approximately 8 miles from Market Rasen, 10 miles from Louth, 12 miles from Grimsby and 24 miles from Lincoln. Local amenities include shop with post office, pub, garage, Chinese takeaway, tea room, village school, doctor's surgery, church and there is a bus route through the town centre.

The area offers some lovely walks through the countryside and has bridleways for equestrians. Louth has a new sports and swimming complex, golf course and the Kenwick Park Leisure Centre on the outskirts with further golf and swimming facilities, together with an equestrian centre. National Hunt Racing takes place in Market Rasen.



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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band F

Services Connected

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

Tenure

Freehold

Location

What3words: ///acre.proves.mulls

Directions

From the centre of Binbrook, travel south on Back Lane and bear left onto the road out towards Kelstern and Louth. After exiting the village, take the first left onto Blands Hill and the property is positioned on the right-hand side, a short distance along.

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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