



Yew Trees

South Willingham

MASON'S
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Yew Trees

Barkwith Road,
South Willingham
Market Rasen, Lincolnshire
LN8 6NN



Attractive individual detached bungalow

Quiet rural village setting

Spacious, versatile accommodation

4 double bedrooms, bathroom, shower room
38ft split-level dining-lounge with m/f stove

Reception, inner and rear hallways

Dining-kitchen, utility room, cloakroom/WC

Sitting room and rear patio

Oil central system, 2 boilers, 2 hot cylinders

uPVC double-glazed windows

Long driveway and turning area

Large concrete sectional garage

Attractive mature gardens

Views over paddock land at the rear

Positioned in a sought-after village where the Wolds meet the Lincolnshire Vale, this unique detached bungalow has spacious and versatile accommodation with 4 double bedrooms arranged with easy potential for multi-generational occupation. 11.7m split-level dining-lounge, hallways, cloaks/WC, dining kitchen, utility room, rear hall, sitting room, bathroom and shower room. Oil central heating system, uPVC double glazing, multi-fuel stove, long driveway, turning and parking area and large detached concrete sectional garage. Attractive gardens with views over paddock land. For sale with NO CHAIN..

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The Property

More than meets the eye - this interesting and surprisingly spacious detached bungalow has an interesting history. A glance at the photographs shows the original detached, thatched cottage in former times and which now forms the superb dining lounge of the property. The building was extended substantially in more recent times.

The rooms are arranged in a manner which would readily form two separate living, bedroom, bathroom and kitchen areas for multi-generational living in front and rear wings. Alternatively the accommodation works equally well as a spacious single layout with versatile rooms for reception or bedroom use.

The dining-lounge is an exceptional 38ft split-level reception room with a fireplace and multifuel stove. Positioned on a quiet country lane, the bungalow is elevated at the front while to the rear there is private neighbouring paddock land over which there are some lovely views from the sunny rear garden. A long driveway leads to a turning/parking area and the detached garage.



Accommodation

The **entrance hall** has a reception area, LED ceiling downlighters, a corner shelf, door chimes and trap access to the front roof void. The floor has an oak-effect vinyl covering which extends through into the utility room at the rear and then beyond, into the rear hall. The interior doors leading off are a combination of white six-pane, flush panel and glazed fifteen-pane in style.

Just off the entrance hall there is a **cloakroom/WC** with white suite comprising low-level, dual-flush WC and a small wash hand basin set onto a plinth. The walls are part ceramic-tiled with a wall mirror and there is a window on the side elevation.

From a long **inner hall**, single and double doors give access to useful built-in cloaks, storage and airing cupboards with insulated hot water cylinder to the latter having immersion heater and linen shelving, together with wall programmers; this cylinder provides hot water to the front wing. The larger double door cupboard has coat hooks, shelving inside and space to store tall items.





The **lounge** is a reception room of exceptional proportions, taking the entire floor area of the original thatched cottage and now forming the front wing of the bungalow. The floor is carpeted and on split levels, where wide steps with plinth and pier to each side lead down to a reading or study area with wide window on the front elevation and wall shelves to one side. The lounge has four further windows, two to one side which are high-level, whilst two windows face the driveway and provide some stunning sunset views, one being a shaped bay with a built-in window seat.

There is a brick fireplace with hardwood beam over a cast iron, multi-fuel stove positioned on a quarry-tiled and curved brick hearth with natural brick chimney breast above. There is also a double radiator, ornamental coving to the ceiling, six wall uplighters and numerous LED ceiling downlighters. A TV cable is in place connecting to the satellite dish on the rear elevation.







The **dining kitchen** is an excellent size and fitted with an extensive range of units with cream-coloured, textured facings and including base cupboards, drawers, deep pan drawer, roll-edge, woodgrain-effect work surfaces, wall cupboard with galleried corner shelves and a stainless steel, one and a half bowl, single-drainer sink unit with mixer tap and flexible hose,

There is a matching full-size Miele dishwasher, a built-in CDA electric double oven with grill set into a tall unit and in an adjoining tall unit there is a built-in refrigerator. To the side is a stainless steel CDA four-plate hob. The walls are mainly ceramic-tiled and panelled and there is a window on the side elevation with roller blind. Strip lighting to the ceiling, extractor fan and part-glazed (double-glazed) door to the side pathway. A high-level cupboard houses the electricity consumer unit with MCBs and the electricity meter. Complementing the units, there is a wall-mounted shelf unit with spice drawers and galleried shelves. Double radiator.





A rear hallway gives access to a **sitting room** which could potentially be a fifth bedroom, depending on how the versatile room layout suits the eventual purchaser. This room has a window on the front elevation with an attractive outlook across the front garden and double-glazed patio door with side panel on the rear elevation, presenting some lovely, far-reaching views over paddock land beyond the rear garden and open countryside beyond. Both the window and patio door have louvre blinds and there is a double radiator, ornamental coving to the ceiling, a ceiling light point and two wall light points.



The **bathroom** is an excellent size and has a white suite comprising a wide, wood-panelled bath, a pedestal wash hand basin and low-level WC, together with a glazed and splash-boarded shower cubicle with a Gainsborough electric instant shower unit having handset on wall rail and a built-in seat. Tile-effect vinyl floor covering, ceramic-tiled walls to full height, ceiling extractor fan and directable spotlights, window on the side elevation with louvre blind and tiled window reveal. Heating is by a chrome ladder-style radiator/heated towel rail.



The **utility room** is an excellent size with a built-in range of base cupboards and drawers, roll-edge, marble-style work surfaces with ceramic-tiled splash-backs and an inset, single drainer, stainless steel sink unit. There is space with plumbing for washing machine and ample space for further appliances, together with coat hooks, coved ceiling and a strip light.

A part-glazed (double-glazed) door from the driveway has a matching window adjacent. There is a radiator and coved ceiling with strip light. A fifteen-pane glazed door with bevelled panes gives access to the rear hallway leading to Bedroom 1, the shower room and sitting room. The bungalow has **four well-proportioned bedrooms**, the largest room being positioned at the rear with window enjoying lovely views as from the sitting room. This large, double room has a range of built-in wardrobes with three pairs of folding doors and there is a ceiling light point and part-sloping ceiling. Radiator beneath the window.





The second largest bedroom is a further double bedroom with window facing the driveway and a range of built-in wardrobes having four pairs of part-louvred folding doors, clothes rails, shelving and a tall mirror adjacent. The wide window facing the driveway has louvred blinds and is orientated to enjoy the sunsets.



The third bedroom is also a good-sized double bedroom and has built-in wardrobes with two pairs of folding doors, clothes rails and shelving, together with a shelved cupboard at the side and a tall mirror. There is a radiator, part-sloping ceiling and window on the side elevation.

The fourth bedroom would also take a double bed or as at present, could be a good-sized single bedroom with high-level window to the side elevation and radiator. To the corner there is a light-coloured pedestal wash hand basin with ceramic-tiled splash-back.





There is a **spacious shower room** in the rear wing which has a white suite comprising a low-level, dual-flush WC, pedestal wash hand basin and a glazed and splash-boarded shower cubicle with a Mira electric shower unit, handset and rail.

The walls are part ceramic-tiled and there is a chrome ladder-style radiator/towel rail, a shaver socket, three directable ceiling spotlights and an extractor fan. Double doors give access to a second airing cupboard which contains the foam-lagged hot water cylinder with immersion heater for the rear wing and there is a double door linen cupboard over. There is a window on the rear elevation with roller blind.

Outside

Garage

The large concrete sectional garage, (dimensions shown on the floor plan) has an up-and-over door on the front, a side pedestrian door, electricity, power supply for power points and strip lighting and wall shelving.

The Gardens and Driveway

The bungalow is approached from a wide entrance bay which is stone walled with capping and pillars, and over a tarmac-paved driveway which leads up to a spacious parking and turning area whilst also giving access to the detached garage. There is a mixed hedgerow along the side of the driveway and a retaining wall to a front garden, which is grass-banked above the lane, with an attractive variety of established ornamental shrubs and bushes set into borders.





From the driveway, a concrete-paved pathway gives access to the main front entrance and also leads along the side of the front wing before continuing around the front and side of the bungalow.

There are outside sensor lantern and floodlights above the main entrance and the pathway then continues along the side of the rear wing, with a further shaped lawn and ornamental shrubbery border. There is a flagstone-paved approach to the side entrance into the utility room.

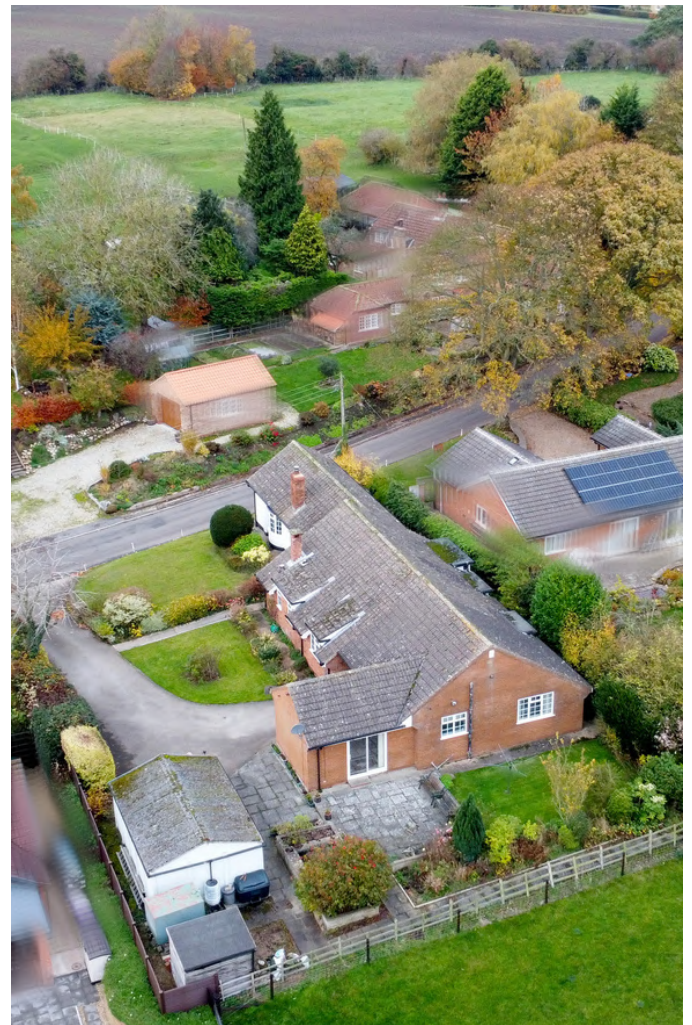
A wide opening between the garage and bungalow opens onto a split-level, flagstone-paved patio area, partially enclosed by stone walls with capping and these extend around a raised ornamental pond and flower bed. At the side, there is a lawned rear garden with rose beds, ornamental shrubs, trees and bushes and a pathway leads along the rear boundary which is delineated by a timber post and rail fencing.





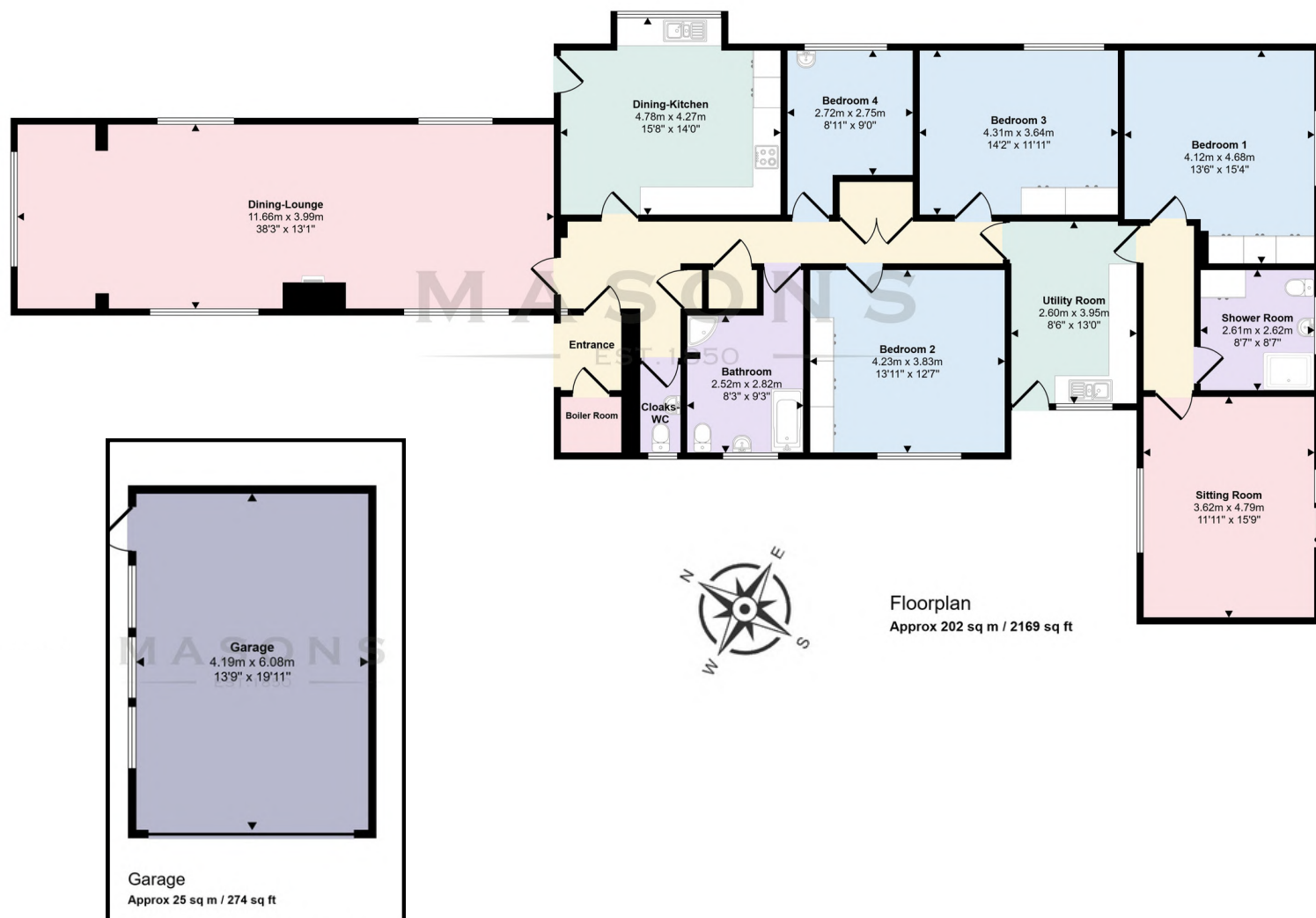
To the rear of the garage there is a timber garden shed and a general storage area with the oil storage tank on piers, water butts and a compost bin. Further sensor floodlight to the rear gable and a pathway continues around the far side of the bungalow with a retaining wall to a well-stocked shrubbery bed, a pedestrian gate and a gravelled seating area by the door into the kitchen. Above this door there is a further sensor floodlight.

Beneath the cloakroom and bathroom windows there is a well-positioned outside tap, ideal for garden watering and car washing with the driveway nearby.









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.

South Willingham

Charm in the Wolds

South Willingham is a picturesque country village located in a scenic area where the central Lincolnshire Vale and the Lincolnshire Wolds Area of Outstanding Natural Beauty meet. The stone-built church of St Martin dates back to the 13th Century and there are some fascinating details of the village history on the Wikipedia website.

The neighbouring Wolds village of Donington-on-Bain lies on the Viking Way and has a primary school, post office with shop and café, further village shop and The Black Horse pub with dining facilities. Following Barkwith Lane will bring you to East Barkwith, which also has a village post office/store and a country pub.

Lincoln is around 15 miles to the west, Market Rasen is just over 7 miles with railway station and Louth market town is just over 10 miles. All offer excellent shopping, educational and leisure amenities.

Recognised as an Area of Outstanding Natural Beauty (AONB), the Lincolnshire Wolds are an ideal venue for those who appreciate outdoor activities like walking, cycling and equestrian activities with miles of scenic trails and bridleways weaving through its charming villages and farmland.

At certain times, motoring events are also held at Cadwell Park about 9 miles from South Willingham.



Louth

Vibrant Living in the Wolds

Louth stands on the eastern fringe of the Area of Outstanding Natural Beauty and is known as the Capital of the Wolds.

The town has three busy markets each week, many individual shops, highly regarded primary schools and academies including the King Edward VI Grammar School/Academy. There is a wide choice of inns, cafes, bars and restaurants for relaxation. Louth has a recently completed sports and swimming complex, many local clubs, athletics and football grounds, tennis academy and club, golf club and bowls. There is a thriving theatre and a cinema.

Grimsby is approximately 16 miles to the north of Louth whilst Lincoln is some 25 miles to the south-west. The east coast is about 10 miles away at its nearest point while the area around Louth has many fine country walks and bridleways. There are scenic walks on the west side of town in Westgate Fields and Hubbards Hills. St James' church stands in the heart of the town and the conservation area has some impressive Georgian and Victorian buildings.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E		
21-38	F	37 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 whilst drainage is to a private system but no utility searches have been carried out to confirm at this stage.

Tenure

Freehold

Location

What3words: ///dolly.belonging.goose

Directions

From St James Church in Louth, travel north along Bridge Street into Grimsby Road and turn left along St Marys Lane at the crossroads. At the end of the road, turn right and proceed to the roundabout. Take the second exit onto the A157. Keep left at the fork and after 8.5 miles, pass the Hainton Inn, go round the left bend and then turn left to South Willingham at the right bend. In the village centre, turn first right onto Barkwith Road and proceed until Yew Trees is found on the left.

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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