



5 Orford Farm Cottages, Binbrook LN8 6HW

M A S O N S
EST. 1850

An excellent opportunity to acquire a turn-key semi-detached property in a prime Lincolnshire Wolds location (set in an area of outstanding natural beauty) close to the village of Binbrook. Situated in an elevated position at the end of a very long private drive and having unobscured views of open countryside. The property is currently run as a very successful luxury holiday cottage and is being sold with all fixtures and furniture in place if required. The property benefits from ample parking and good size gardens.

Viewing will reveal a modern contemporary interior featuring multi-fuel burner to the lounge diner, with a modern kitchen and bathroom with electric underfloor heating and three good size bedrooms. Viewing is essential to fully appreciate the superb location and high specification this property has to offer.

The Property

Orford farm cottages were extensively renovated and refurbished by the current vendors, completing in 2016 and finished to a superb modern standard benefitting from new kitchens, bathrooms, full rewiring and re plumbing throughout, increased insulation to walls and ceilings, new flooring and complete redecoration. Heating is provided by way of energy efficient modern electric boilers with a mixture of radiators and underfloor heating to rooms and benefitting from uPVC double-glazed windows.

Accommodation

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

Hallway

A good size hallway with a part-glazed uPVC entrance door, attractively decorated and having tiled flooring. Staircase to first floor, spotlights to ceiling and having central heating controls to wall.



Kitchen

A very smart kitchen, having a range of base and wall units in an attractive wood finish with Corian work surfaces with inset sink and drainer with mono mixer tap. Double electric oven with hob over, attractive tiling to all splashbacks with dishwasher, washing machine and space for fridge/freezer. Electric underfloor heating covered by attractive slate-effect porcelain tiles to flooring, neutral decoration and inset spotlights to ceiling with sliding door leading on to the rear patio.



Lounge/Diner

A spacious lounge diner with dual aspect windows, having feature fireplace with stone mantelpiece and hearth with inset multi-fuel burner, neutral decoration with feature wall coverings to chimney breast, carpeted flooring.



Cloakroom

A well-presented cloakroom having neutral decoration and tiled flooring, low-level WC, wash hand basin, tiled splashback with electrically heated chrome towel rail, inset spotlights to ceiling and extractor fan.

Landing

Neutrally decorated landing with carpeted flooring and solid timber doors giving access to the main bedrooms and bathroom.

Master Bedroom

Spacious double bedroom having large Velux skylight to roof with further window overlooking the front, attractive feature wallpaper to one wall. Carpeted flooring, alcove with storage cupboard, large cupboard housing the electrically powered boiler and hot water cylinder with hanging space for laundry.

Bedroom 2

Another excellently proportioned double bedroom with vaulted ceilings having Velux skylight to roof and another

window overlooking the side. Neutral decoration with grey carpeted flooring and loft access hatch.



Bedroom 3

A good-sized single bedroom with window overlooking the front. Neutral decoration with feature colour to one wall, attractive carpeted flooring.

Bathroom

A light and airy bathroom with vaulted ceiling having Velux skylight to roof with further frosted glass window to the rear. Fully tiled walls, electrically operated underfloor heating covered in attractive light-coloured tiling and having a four-piece suite consisting of a roll top, free standing bath with hand shower attachment, low-level WC with wash hand basin and shower with thermostatic mixer. Electrically heated chrome towel rail and inset spotlights to ceiling.

Outside

Accessed via a long farm drive having right of way through, opening into a large shared car parking area laid to gravel. Attractively paved frontage to the properties having stunning open views to all sides, each property having its own private

garden with perimeters made up from a mixture of hedging and fencing, well-maintained borders with space for al fresco dining and barbecue area, external lighting provided with the gardens predominantly laid to lawn and having enviable views of the rolling Wolds countryside from most aspects.



Location and Directions

Orford Farm Cottages are located a short walk from 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 (Ofsted rated good), 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.

From Louth, leave the town on Westgate and proceed to the by-pass roundabout, take the second exit on the A157 and after a short distance bear right onto the A631 at the fork. After around two miles, turn right at the crossroads and then after some distance take the left turn towards Binbrook. Follow the road across the Wolds and into the village, and on reaching the village centre turn left at the T junction and proceed uphill, on the left hand bend, turn right for Thoresway. Travel out of the village past the school and at the fork turn right, after a short distance the farm drive can be found on the right. Proceed through the yard past the farmhouse and bear left on the track which will take you up to Orford Farm Cottages.

Viewing

Strictly by 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 water, electricity and private drainage but no utility searches have been carried out to confirm at this stage.

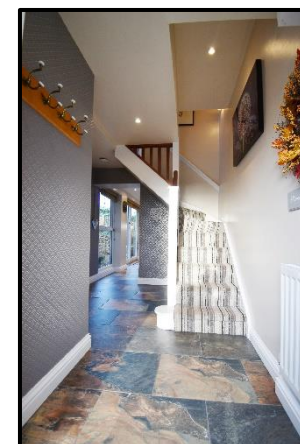
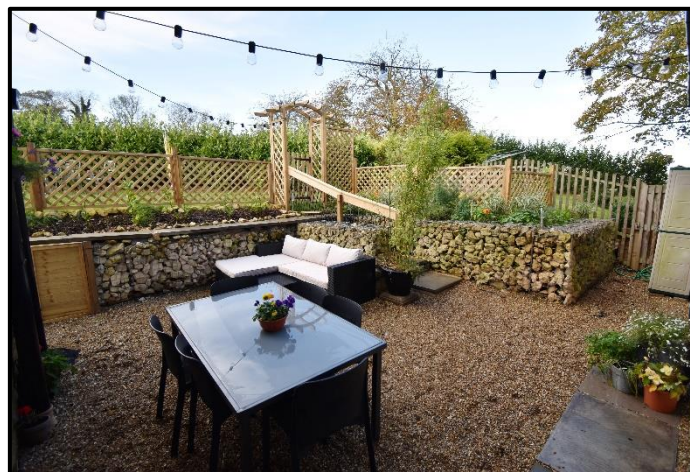




GROUND FLOOR
APPROX. FLOOR
AREA 413 SQ.FT.
(38.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 841 SQ.FT. (78.1 SQ.M.)

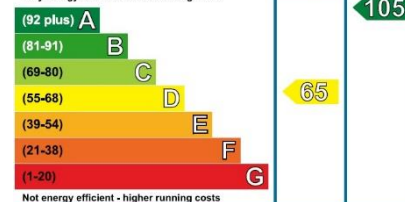
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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EPC – a full copy is available from the Selling Agent by e-mail as a PDF upon request.

Energy Efficiency Rating

Very energy efficient - lower running costs



Cornmarket, Louth, Lincolnshire LN11 9QD T 01507 350500

Important Notice

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