



Corkscrew Cottage

This three bedroom detached cottage sits at the end of a country lane, occupying an elevated plot at the foot of the Lincolnshire Wolds and enjoys stunning uninterrupted views over the neighbouring countryside. Over the last few years the cottage has undergone quite a programme of improvement, meaning the new owners can enjoy an updated kitchen, plus the addition of a superb garden room, alongside traditional features, such as solid Oak latch doors and wood burning and cooking stoves.

The three bedrooms to the first floor are all of a good size whilst to the ground floor the aforementioned garden room makes a superb third reception, complementing the sitting room and separate dining room. The kitchen, which overlooks the garden is a further highlight of the property, sympathetically updated, full of character and including a lovely three oven cooking range. The updated downstairs cloakroom and utility are further rooms that many viewers will appreciate, not always found with similar character properties.

As lovely as the internal accommodation is, it is entirely possible that the outside will prove to be the major attraction for many. As can be seen from the photos, the views are really quite breath-taking and the gardens have been thoughtfully designed to take full advantage; a split level design comprising a sheltered patio off the garden room and steps leading up to the elevated lawns, from which you can enjoy the stunning scenery over the neighbouring countryside. Finally viewers with multiple vehicles will appreciate there are parking bays for several cars plus a detached garage.

Location:

The Lincolnshire Wolds is a designated Area Of Outstanding Natural Beauty and the property is ideally located to explore this beautiful area. The Historic Market Towns of Spilsby and Horncastle are only a short drive away, together with Picturesque Woodhall Spa. There are also a number of renowned primary and secondary schools in the area including The Queen Elizabeth Grammar School. Keen dog walkers and ramblers will also appreciate the abundance of suitable walks and the nearby Snipe Dales Nature Reserve and Country Park.



EPC Rating – E 45





The property can be approached either from the front, with an ornamental hand gate and footpath leading up to the traditional canopied front porch, or alternatively from one of the parking bays which leads up to the:

Garden Room 15'1 x 13'9 red. to 12'6 (4.60m x 4.19m red. to 3.81m) – As part of the extensive refurbishment by the current owners, the garden room effectively connects both the kitchen and patio/garden area, and both sides of the garden, by sliding patio doors and French doors, making for a great social space whether entertaining inside or out. With its high pitched ceiling and floor-to-ceiling windows, this room enjoys an abundance of natural light, and really is an excellently proportioned third reception room and also features a wood-effect tiled floor, vertical radiator and breakfast bar, with open access into the kitchen.

Kitchen 11'10 x 7'5' (3.61m x 2.26m) – Another update by the current owners, the kitchen overlooks the rear garden and features an exposed brick entrance from the garden room, ceiling beams and a continuation of the tiled floor. Units comprise a range of modern high gloss cupboard and drawers, with work surfaces over, having an inset stainless steel style sink/drainage with mixer tap. Also of note, the kitchen includes a Belling cooking range which features a 5-ring hob plus hotplate and three ovens, with extractor canopy and light over. A door from the kitchen leads to an understairs Pantry; further doorways leads through to the dining room and utility.

Utility – With uPVC window to the side wood effect tiled floor, oil-fired central heating boiler and spaces for both washing machine and fridge freezer, plus door to the Cloakroom.

Cloakroom – uPVC obscured window to the rear. The cloakroom comprises a modern white suite of low profile close-coupled WC and wash hand basin with mixer tap. Splashback tiling and wall mounted heater.



Dining Room 12'1 x 9'11 (3.68m x 3.02) – uPVC window to the front aspect. The dining room features a traditional Victorian kitchen style cooking stove with recessed cupboard and shelving to each side, two feature wall lights and double radiator. Door leads through to the **Entrance Hall** – With stairs to the first floor, window to the side and wooden part-glazed front door.

Sitting Room 12' x 10'9 (3.66m x 3.28m) – The sitting room enjoys a double aspect with two uPVC windows to the side and a further one to the front. The sitting room also features an exposed brick fireplace with inset wood burning stove, two wall lights, dimmer light switch and radiator.

First Floor – Landing – Having built-in cupboard with shelving and hanging space and doors arranged off to:

Master Bedroom 11'11 x 11'5 (3.63m x 3.48m) – Spacious double bedroom with uPVC window to the front and having the benefit of built in over-stairs cupboard.

Bedroom Two 12'1 x 10'9 (3.68m x 3.28m) – Another good size double bedroom with uPVC window to the front and over-stairs cupboard.

Bedroom Three 10'9 x 7'4 (3.28m x 2.24m) – Having uPVC window to the rear aspect, this room enjoys a superb view over the garden and neighbouring fields.

Bathroom – With two uPVC windows to the rear. The bathroom features tiling to the walls and comprises a modern white suite of vanity hand basin with mixer tap and cupboards below, low profile close coupled W/C and panelled bath with centrally mounted mixer tap and shower attached with both hand-held shower and rain head. Heated towel rail and built-in cupboard.

Outside – Being approached by car, there are two parking bays providing ample space for several vehicles; one being block-paved leading up to the **Detached Garage** – Having solar lighting on the outside, up/over door and door to the side. The second parking bay adjacent has been gravelled and from here a step leads up to the garden room entrance. There is also a timber garden shed, gate to the garden and a three-lamp Victorian style pole light. The gardens to the front and left side of the property have been principally laid to lawn. The rear garden been thoughtfully designed with two levels, comprising a sheltered patio decking area off the garden room and steps leading up to the elevated lawns, from which you can enjoy the stunning scenery over the neighbouring countryside. Viewers with pets to consider will appreciate that the garden has been enclosed. There is also an outside tap and outside power point.

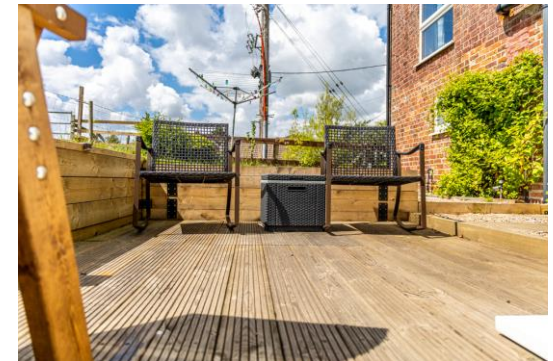




GROUND FLOOR



1ST FLOOR



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