



Lime Tree Cottage

Tucked away along a peaceful country lane in one of the area's most sought-after villages, this charming detached cottage offers an attractive blend of period character and modern comforts. Just moments from the beautiful Frampton Marsh Nature Reserve and within easy reach of Boston, the location feels like stepping onto the set of a period drama, surrounded by an array of historic homes and pretty cottages that exude timeless appeal.

This delightful country home has three versatile reception rooms, where character features such as exposed brick fireplaces, a cast-iron wood burner, rustic beams and wooden floorboards create a warm and inviting atmosphere. To the first floor, four bedrooms are complemented by a generous four piece family bathroom with a freestanding bath and separate shower, with the perfect guest room in the eves benefitting from a small en-suite.

Outside, the cottage enjoys a mature, attractive and private garden which is not overlooked and has fields to the front, side and rear. A superb large detached garage/workshop has sufficient parking for up to four vehicles—offering exciting potential for future development, whether as an extension or annexe (subject to the necessary consents).



A part glazed door opens into the **Kitchen-Diner 4.79 m x 4.62 m (15'8 x 15'1)** – Having a uPVC windows to the front and side aspect, a tiled floor and a radiator. A three-branch pendant light fitting overhangs the dining area. The kitchen units themselves comprise a range of granite effect work surfaces with oak fronted drawer and cupboard units at both base and eye level. There is space and point for a Belling cooking range which has a seven burner (LPG) gas hob and three electric ovens with an extractor fan over. Integrated appliances include a fridge freezer and dishwasher. A ceramic sink unit has a mixer tap over and splashback wall tiling where appropriate. Part glazed door opens through the:

Dining Room 4.52 m x 3.55 m (14'9 x 11'7) – Having a uPVC window to the front aspect, wooden floorboards and an exposed brick 'feature' chimney breast as a focal point to the room, wall light points, a radiator and a window with display shelving through to the kitchen.

Lounge 6.06 m x 4.79 m (19'10 x 15'8) - Has a large uPVC window to the front aspect and a part glazed uPVC door to the side aspect which opens out onto the patio and garden. This generously proportioned room has a radiator and beams to the ceiling and a particularly attractive feature of an exposed brick inglenook style fireplace housing a Clearview woodburning stove with a rustic beam above. Double doors open through to the:



Family Room / Study 5.97 m x 2.60 m (19'7 x 8'6) – Having uPVC windows to both the side and rear aspect, a laminate flooring and two radiators. A door leads through to the:

Rear Entrance Hall – Having a uPVC door to the rear aspect, staircase to the first floor accommodation, tiled floor and a radiator.

Cloakroom – Has a uPVC window to the rear aspect and houses a low flush WC, wash basin with cupboard beneath and towel rail.

Utility Room/Boot Room 2.91 m x 2.78 m (9'6 x 9'1) – Has a uPVC door and window to the rear aspect, radiator and range of cupboards at base and eye level. A single drainer stainless steel sink unit has taps over and there is space and plumbing for washing machine.

First floor accommodation:

Bathroom – Has a uPVC window to the side aspect and comprises a four piece suite to include a freestanding bath with ball and claw feet, low-level WC, pedestal wash handbasin and a corner shower cubicle with shower unit fitted.

Bedroom One 4.60 m x 4.35 m (15'1 x 14'3) – Has uPVC windows to both the front and side aspects with lovely open views over the neighbouring countryside and a radiator.

Bedroom Two 3.51 m x 3.30 m (11'6 x 10'9) – Has a uPVC window to the front aspect enjoying open views and a radiator.

Bedroom Three 5.84 m x 3.62 m (19'1 x 11'10) – These are maximum dimensions of the floor space as sloping ceilings restrict the headroom in part in this room. There are Velux style windows to the front and rear aspect, a uPVC window to the side aspect and a radiator. A small en-suite shower room houses a low-level WC, wash basin and a tiled shower cubicle with shower curtain.

Bedroom Four 2.61 m x 3.95 m (8'6 x 12'11) narrowing to 1.35 m (4'5) – A single bedroom with uPVC window to the side aspect and a radiator.

Outside - The property is approached via double five bar gates over an extensive gravel driveway which provides ample off-road car parking and hardstanding for several vehicles. An established hedge to the boundary provides a good deal of privacy from the lane and the attractive garden is mainly laid to lawn with a paved patio / BBQ area and several flowering plants, shrubs and bushes. A further secluded garden to the rear has fruit trees, a greenhouse and small nature pond.

Large Garage/Workshop – 11.20 m x 6.27 m (36'8 x 20'6) - Has electric up and over door, lights, power, plumbing for a washing machine and hard drive for a three camera CCTV system which can be managed by a phone. This garage has sufficient space to enable the parking of up to four cars and due to its proximity to the main house could provide the opportunity to extend or creating an annex or similar subject to the appropriate consents.

- Heating – Oil Fired
- Drainage – Private septic tank
- EPC 'D' Council Tax Band 'D'







Total area: approx. 242.5 sq. metres (2610.1 sq. feet)

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