



'Low Green Cottage' Willoughby Road, Cumberworth

£545,000



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**Willsons**  
SINCE 1842

**'Low Green Cottage' Willoughby  
Road  
Cumberworth, Alford  
Lincolnshire, LN13 9LF**

**"AGENT'S COMMENTS"**

*A superb detached family residence built in 1993/4 by the present owner for multi-generational living in this truly rural village location. The accommodation for the main property comprises entrance hall with cloakroom, 2 reception rooms, breakfast kitchen, conservatory, 3 bedrooms and 2 bathrooms. The annex comprises a guest bedroom, kitchen-utility and bath-shower room. The property also has a fully boarded attic room which contains the propane gas fired central heating boiler. Having the benefit of propane gas fired central heating, Double glazed Windows, mostly Upvc and a bio-tech private drainage system. The property sits on mature gardens and grounds of approximately 3.23 acres and has a double garage with rear workshop and a gravel driveway.*

**LOCATION**

*Cumberworth is a small village in east Lincolnshire situated approximately 5 miles south east of the market town of Alford and 4.5 miles from the seaside town of Chapel St Leonards. Both towns have a range of amenities including doctor's surgery and variety of shops and eateries. Alford with markets held on Tuesdays & Fridays as well as periodic Craft Markets also has 2 secondary schools, one of which is a grammar school. Primary schools can be found at the nearby villages of Willoughby, Huttoft and Hogsthorpe.*



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### Accommodation:

An open porch over the panelled front entrance door opens into the:

### Entrance Hall

18'0" x 9'5" (5.49m x 2.89m)

Having radiator, stairs to the first floor, understairs cupboard, cloakroom with wc and wash hand basin.

### Lounge

18'8" x 11'7" into chimney recess (5.71m x 3.54m into chimney recess )

Having Upvc double glazed dual aspect windows, log burning stove in a rustic brick hearth, 2 radiators, doors into conservatory.

### Conservatory

10'4" x 10'3" max (3.15m x 3.14m max )

Being a 5 sided construction having sealed unit double glazed panels in hardwood frames, tiled floor, radiator, pair of sealed unit double glazed doors to rear garden.

### Dining Room

11'3" x 10'11" (3.45m x 3.34m )

Having Upvc double glazed exterior door to the side and sealed unit double glazed windows to front and back, radiator, hatch opening to first floor.

### Breakfast Kitchen

17'10" x 9'10" (5.46m x 3m)

Equipped with a range of farmhouse style pine wall and base units with tiled worksurfaces incorporating single drainer sink with mixer tap, 4 ring electric hob with extractor hood over, oven unit incorporating double oven, splashback tiling, tiled floor, Upvc double glazed window to front, decorative beams, inset ceiling spotlights, Upvc double glazed door and window to rear.

### First Floor Galleried Landing & Attic Room

With radiator, Upvc double glazed windows to front and rear, large loft hatch with folding wooden ladder giving access to the boarded attic space 9.32m x 2.95m with part sloping ceiling reducing to 1.04m with openings into the eaves storage space, radiator, Viessmann oil fired central heating boiler, Upvc double glazed window, double glazed roof light with a view over the large rear garden.

### Bedroom 1

13'6" reducing to 9'9" x 11'2" (4.14m reducing to 2.99m x 3.42m )

Upvc double glazed window to rear, radiator, airing cupboard housing the hot water cylinder. Door to:

### Ensuite Shower Room

9'8" x 4'1" (2.97m x 1.26m)

Having walk-in shower cubicle with direct shower, wc, bidet and wash hand basin, Upvc double glazed window to front, half tiled walls, radiator.

### Bedroom 2

9'9" x 7'6" (2.99m x 2.31m )

Upvc double glazed window to rear, radiator.

### Bedroom 3

13'5" x 10'2" into chimney recess (4.10m x 3.12m into chimney recess )

2 Upvc double glazed windows, radiator.

### 'Jack & Jill' Shower Room

7'5" x 3'6" (2.27m x 1.09m )

Accessed from bedrooms 2 & 3, equipped with a corner shower cubicle with electric shower, extractor fan, wc, wash hand basin, radiator.

### Annex

Accessed via the breakfast kitchen.

### Bedroom

11'7" x 11'5" (3.54m x 3.49m )

Upvc double glazed patio doors open onto the rear garden, Upvc double glazed window, radiator.

### Bath/Shower Room

9'8" x 8'3" reducing to 6'5" (2.97m x 2.53m reducing to 1.96m )

Having bath with tiled surround and hand held mixer tap, wash hand basin, wc, steam-shower with mermaid style boarding, radiator, wall mounted heater, double glazed roof light, Upvc double glazed window to front.

### Kitchen & Utility Room

16'8" x 11'3" reducing to 8'4" (5.1m x 3.45m reducing to 2.55m )

Equipped with a range of base and wall units with matching full height cupboard, worksurface incorporating ceramic single drainer sink with mixer tap, space and plumbing for washing machine, radiator, Upvc double glazed doors and windows to the front and rear, access door to:-

### Garage

18'4" x 10'0" (5.6m x 3.05m)

Having plastered ceiling, pair of wooden vehicle doors, shelving, double glazed roof light, light and power connected, door to:-

### Workshop

9'11" x 9'8" (3.03m x 2.97m )

With workbench, light and power connected, cold water tap, shelving, Upvc double glazed windows and door.

### Exterior:

Standing in gardens and grounds of 3.23 acres, which is predominantly laid to lawn to the rear of the property. The property is accessed via a pair of wooden gates on brick pillars opening onto the gravelled drive and leading to a paved parking area in front of the garage. The gravelled drive continues around the side of the garage to the rear of the property. There is also a separate gated access off the adjoining green lane. Walking through the rustic arch into the front garden with lawn, gravelled paths and shrubs it also houses the biotechnical drainage system and the propane gas tank. To the side of the house is a further paved patio with shrubs screen fence and leading round to the rear garden which has a paved patio, lawn, pergola, wooden 'Bandstand' and pond directly behind the house. A further pergola leads to the cultivated area with raised beds and paved paths and 3 wooden and 1 steel store sheds. The remaining land which is laid to lawn and boasts a variety of trees.

### Location:

Travel south out of Alford on the A1104 to Willoughby village, proceed through the village and turn left at the public house into Church Lane and along the Bonthorpe Road. At Bonthorpe village junction take the right hand fork towards Cumberworth village, proceed along Cumberworth Road where the property can be found on the left hand side upon entering the village.

### Local Authority:

Council Tax Band 'D' payable to Local Authority: East Lindsey District Council, Tedder Hall, Manby Park, Louth, Lincs, LN11 8UP. Tel: 01507 601111.

### Energy Performance Certificate:

The property has an energy rating of E. The full report is available from the agents or by visiting [www.epcregister.com](http://www.epcregister.com) Reference Number: 9300-6729-0622-6207-3273 .

### Viewing:

Viewing is strictly by appointment with the Alford office at the address shown below.





**FLOORPLAN** Not to scale – For identification purposes only

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.

**Viewing** Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

