

MARTIN MASLIN

ASHMEAD COTTAGE
CHAPEL LANE
ASHBY CUM FENBY
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN37 0QT



ASHMEAD COTTAGE IS A CHARMING DETACHED COTTAGE FOUND IN THIS PRETTY, SMALL HAMLET PROVIDING CHARACTERFULL AND ELEGANT ACCOMMODATION INCLUDING TWO EXCELLENT RECEPTION ROOMS, FABULOUS KITCHEN, THREE GENEROUS BEDROOMS AND TWO BATHROOMS ALL SET WITHIN LOVELY, MATURE GARDENS. VIEWING HIGHLY RECOMMENDED.

£430,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

www.martinmaslinestateagents.co.uk

The Property

Found in this pretty, small Hamlet of Ashby cum Fenby, a charming detached cottage enjoying a lovely private plot along Chapel Lane. Significantly enlarged since it was originally built in 1972, the property has been sympathetically updated inkeeping with its original style and character by creating a wonderful Sitting Room, a large Utility Room, a superb guest Bedroom with en-suite whilst outside, the Garage was also added to the side of the property.

Deceptively spacious, Ashmead has a striking appearance with its rendered facade enhanced by distinctive dormer windows and a pretty front Entrance Porch. The quirky and unique accommodation is full of character featuring an unusual staircase with split level Landing, two wonderful Reception Rooms, three excellent Bedrooms (one ensuite) and two Bathrooms. Beautifully presented in Farrow and Ball colour schemes, this idyllic cottage offers style and comfort in equal measure with many eye catching features and deserves more than a passing glance to be fully appreciated.

Principal features include an attractive front Entrance Porch with its clay pantile roof opening into the Entrance Hall where the staircase leads up to the split level Landing full of character and with a galleried viewing area. Leading off the Hallway is a generous front Family Lounge with a deep inglenook style fireplace forming the centre piece. Fitted with a cast iron Aga open fire and complemented by solid oak supporting ceiling beams and various windows overlooking the gardens. Across the hall lies the spacious open plan Living Kitchen displaying a modern range of shaker style solid oak cream hand painted cabinets with butcher block worksurfaces, attractive tiling and a host of integrated appliances. A natural stone floor flows effortlessly through into the delightful dining/breakfast area with underfloor heating, opening into the superb Sitting Room.

Ideal for relaxing, this elegant room provides the perfect balance for today's lifestyle with its open plan design to the Kitchen whilst French doors give views and access onto the rear sun terrace. Beyond the Kitchen is a large, modern Utility Room and separate W.C. with access to the drive and rear patio.

Upstairs the quirky and unusual staircase serves two separate Landings extending to 21'0" in length complete with a deep stairwell and large windows. There are three individual Bedrooms to the first floor including a lovely guest Suite with its own ensuite Shower Room and a spacious principal front Bedroom which extends to nearly 18'0" in length complete with fitted bespoke mirrored wardrobes. In addition, there is a second Bathroom and a separate W.C.

In the Agents opinion, the property is best viewed from the side depicting a country cottage postcard image. This most desirable home is approached via a generous stone gravelled driveway with turning head leading to the attached brick Garage with an electric door. Lawned gardens sweep around the front and side of the Cottage which stands on a good size plot screened by mature hedgerows. An extensive sun terrace forms part of the rear garden with its westerly facing aspect creating a delightful backdrop encompassing the rear patio for entertaining purposes. Viewing is highly recommended to appreciate this stunning cottage found in this sought after village with its local restaurant and Hill Top Landmark cafe. EPC Rating – D.



Accommodation

GROUND FLOOR

ENTRANCE PORCH

A separate and welcoming entrance porch with a barn style pine front door. It has a ceramic tiled floor with single glazed windows. A further double glazed uPVC door leads into the entrance hallway.

ENTRANCE HALLWAY

3.38m (11'1") extending to 4.27m (14'0") into stairwell x 1.78m (5'10")

A lovely and inviting hallway where the feature staircase rises to a split level first floor Landing. It has a useful cupboard under and a radiator.

FRONT LOUNGE

5.49m (18'0") x 3.91m (12'10") plus 4.83m (15'10") into recess

A lovely relaxing dual aspect room overlooking the gardens featuring a deep exposed brick inglenook style fireplace with solid over mantle, illuminated lighting and a cast iron Aga open fire set on a quarry tile hearth. Featuring solid supporting beams to the ceiling, radiator and two further side double glazed windows making this lovely family room.

OPEN PLAN DINING KITCHEN

5.49m (18'0") x 3.48m (11'5") widening to 4.42m (14'6") in dining area

A superb shaker style kitchen featuring a range of solid oak cabinets with a cream painted finish and complementary solid wood butchers block worksurfaces. Incorporating a 1.5 bowl sink with matching solid upstands and window sill, tiling to splashback areas and underlighting to the units. There are a host of built in appliances including an induction hob with a modern designer extractor fan and light over. Bosch single fan assisted electric oven with combination microwave above, an integrated fridge and dishwasher and built in wine cooler. The kitchen is further enhanced by a natural solid stone floor with underfloor heating flowing through into the dining area and there is a uPVC double glazed side window. A pleasant dining area with a small breakfast bar, space for a table and chairs and further double glazed window overlooking the garden.

SITTING ROOM

6.40m (21'0") x 4.06m (13'4")

A fabulous open plan sitting room forming part of an extension in 2008 to create a lovely relaxing family area with French double glazed doors giving views and access on to the patio and gardens. The room is professionally decorated in Farrow and Ball 'Old White' with recess lighting, two radiators and plenty of windows allowing natural light.



FRONT LOUNGE



FRONT LOUNGE



OPEN PLAN DINING KITCHEN



OPEN PLAN DINING KITCHEN

UTILITY ROOM

4.09m (13'5") x 1.85m (6'1")

Ideally placed just off the kitchen featuring a range of built in base and wall cabinets with complementary deck washed, grey worksurfaces and a 1.5 bowl sink, mixer taps and tiled splashback. There is plumbing for a washing machine, vent for a tumble dryer and there is a cupboard housing the unvented hot water cylinder with a pressurised system. The utility room is large enough to incorporate freestanding furniture and with coat space and a porcelain tiled floor and radiator. Further uPVC double glazed doors provides access onto the garden and driveway.

CLOAKROOM

A separate cloakroom with a porcelain tiled, a radiator and a uPVC double glazed side window.

FIRST FLOOR

LANDING

6.40m (21'0") x 3.17m (10'5")

A rather interesting split level, first floor landing with a special galleried area and two double glazed windows.

BEDROOM ONE

5.49m (18'0") x 3.91m (12'10")

to front of wardrobes

A charming bedroom enjoying dual aspect views onto the gardens including a Velux window and a double glazed side window. There is a range of bespoke built in mirrored wardrobes and a radiator.

BEDROOM TWO

5.23m (17'2") x 2.77m (9'1")

A lovely guest bedroom with built in storage cupboards, a radiator and dual aspect windows overlooking the garden and driveway.

ENSUITE SHOWER ROOM

Fully tiled and with a white suite comprising a low flush w.c, floating sink unit with mixer tap and double tiled shower cubicle with thermostatic shower and a sliding roman style door in a chrome finish.

BEDROOM THREE

3.40m (11'2") x 3.05m (10'0")max

A good size third bedroom with built in storage cupboard, a radiator and uPVC double glazed side window.

SEPARATE W.C.

With built in sink vanity unit with tiled splashback and cupboards beneath. There is a double glazed side window.

BATHROOM

2.34m (7'8") x 1.52m (5'0")

A small bathroom with bespoke vanity sink unit with a marble top and mixer taps, a cast iron bath with thermostatic shower and glass screen. Partly tiled to splashback areas with a radiator and a uPVC double glazed side window.



OPEN PLAN DINING KITCHEN



SITTING ROOM



SITTING ROOM



UTILITY ROOM

ATTACHED BRICK GARAGE

4.39m (14'5") x 3.66m (12'0")

With power and light, electric up and over door, double glazed side windows and further courtesy side door.

OUTSIDE

Ashmead Cottage stands on a good size rectangular plot approached via a long gravelled driveway with turning head leading in turn to the garage. A sweeping brick paved pathway leads through a small wooden gate to the pretty front porch. Lawned gardens rap around the front and side of the cottage which has high conifer hedging ensuring privacy from the road side. The gardens have mature hedging and specimen trees with an extensive sun terrace enjoying a westerly facing aspect forming part of the rear garden and creating a delightful private patio ideal for entertaining.

GENERAL INFORMATION

Mains water, electricity and drainage are all connected. Broadband speeds and availability can be assessed via the Ofcoms checker website. The property has an oil fire central heating system comprising radiators as detailed above connected to the Wallstar boiler located in the utility room. The property has the benefit of uPVC framed double glazing and a security alarm system to the garage. The local authority is the North East Lincolnshire Council and the property is in Council Tax Band D. Tenure is Freehold - subject to Solicitors verification.

VIEWING

By appointment through the Agents on Grimsby 311000. A video walkthrough with commentary can be seen on Rightmove and the Martin Maslin website.



BEDROOM ONE



BEDROOM ONE



BEDROOM TWO



BEDROOM THREE



BATHROOM



OUTSIDE



OUTSIDE

SERVICES: The services to, and the fittings and appliances within, this property have not been tested and no guarantee can be given as to their condition or suitability for their purpose.

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remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified.



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