



# CHOICE PROPERTIES

*Estate Agents*

2 Waterhen Cottages ,  
Tathwell, LN11 9SY

Price £420,000



Choice Properties are delighted to bring to market this exquisite three bedroom farm cottage dating back to 1800's which has undergone extensive and stylish renovation by the current owners to an exacting standard throughout. Situated in the heart of the Lincolnshire Wolds (AONB) and set back privately from the road, the property boasts attractive grounds spanning approximately 1 acres (STS) with stunning open views to all aspects. The expansive grounds feature several outbuildings, stables, a large wildlife pond and established woodland. Early viewing is highly advised!

Offering generously proportioned rooms throughout, the beautifully presented and abundantly light and bright accommodation comprises:-

### **Hallway**

Spacious entrance hall with oak staircase to the first floor, quarry tiled flooring, built in storage cupboard, featured skylight window.

### **Kitchen/Sitting room**

Fitted with a modern range of high gloss wall and base units with complimentary granite worksurfaces over, one bowl sink unit with drainer and stainless steel mixer tap, range cooker set into featured tiled surround with extractor and inset spot lighting above, breakfast bar, fridge/freezer, dishwasher, partly tiled walls, inset spot lights to the ceiling, TV Aerial point, telephone point, French double opening patio doors to the rear aspect leading out into the attractive rear garden, uPVC double glazed window to the rear aspect overlooking beautiful views of the garden.

### **Utility room**

One bowl stainless steel sink unit with drainer, plumbing for a washing machine, space for a tumble dryer, dual flush w.c., wall mounted solar panel controls, wall mounted consumer unit, boiler, uPVC double glazed windows.

### **Reception room/Dining room**

Characterful reception room with wood burner set into featured bricked surround, wooden beams to the ceiling, inset spot lighting to the ceiling, uPVC double glazed window to the rear aspect overlooking stunning open views, ample space for a large dining table, wooden flooring, uPVC French double opening patio doors to the front aspect overlooking views of the gardens.

### **Sun room**

Extensive sun room with triple aspect windows creating a light and airy atmosphere throughout, inset spot lights to the ceiling, tiled flooring, French double opening patio doors to the side aspect, single pedestrian door to the side aspect.

### **Landing**

Doors to bedrooms and bathroom.

### **Bedroom 1**

Remarkably spacious double bedroom with built in wardrobes, uPVC double glazed window to the front aspect overlooking stunning views of the garden, steps leading down to:-

### **Dressing room/Office**

Abundantly light room with uPVC double glazed window overlooking open views. Perfect for a dressing room, home office or relaxing with a book and taking in the view.

### **En-suite Shower room**

Fitted with a modern three piece suite comprising large shower cubicle with mains shower over, pedestal wash hand basin with single taps, dual flush w.c., mermaid board to the splash backs, chrome heated towel rail, inset spot lights to the ceiling, uPVC double glazed window overlooking open views.

### **Bedroom 2**

Remarkably spacious double bedroom, original feature fireplace, uPVC double glazed window overlooking open views of the garden.

### **Bedroom 3**

Spacious single bedroom with uPVC double glazed window overlooking beautiful open views.

### **Bathroom**

Fitted with a modern four piece suite comprising panelled bath with mains shower over, pedestal wash hand basin with single taps, dual flush w.c., extractor fan, uPVC double glazed window overlooking open views.

### **Driveway**

Extensive driveway providing ample for multiple vehicles (including a caravan/motorhome).



## **Garden**

The property sits proudly upon attractive and extensive gardens of approximately one acre which feature a variety of beautiful wildlife. The gardens are adorned with established plants, trees and shrubbery and include a variety of fruit trees such as cherry, cooking and eating apples. There is an established woodland, planted by the current owners, to the front of the property displaying attractive bluebells. There is a spacious and tranquil wildlife pond to the centre of the front garden, the boundaries are privately enclosed with fencing and hedging. There are several seating areas located throughout the grounds offering perfect settings to experience both sunrise and sunset. The rear garden is enclosed with a raised decked seating area and spacious patio which overlook stunning open views which extend for miles.

## **Workshop**

15'5" x 26'10"

With pedestrian door to the front aspect, power and lighting, door to w.c.

## **Studio**

17'1" x 26'10"

Ideal space lending itself to numerous uses. Enter via uPVC double glazed French patio doors to the front aspect, solid roof, further French patio doors leading into the studio. Solid roof with power and lighting.

## **Stables**

Timber stable block (currently used as further storage space) which can be easily converted back into two separate stables. There is also a 'tack/hobby room' to the side of the stables with power and lighting.

## **Tenure**

Freehold.

## **Council tax band**

Local Authority - East Lindsey District Council,  
The Hub,  
Mareham Road,  
Horncastle,  
Lincolnshire,  
LN9 6PH  
Tel. No. 01507 601 111  
Website: [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band C.

## **Making an offer**

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you. We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

## **Viewing arrangements**

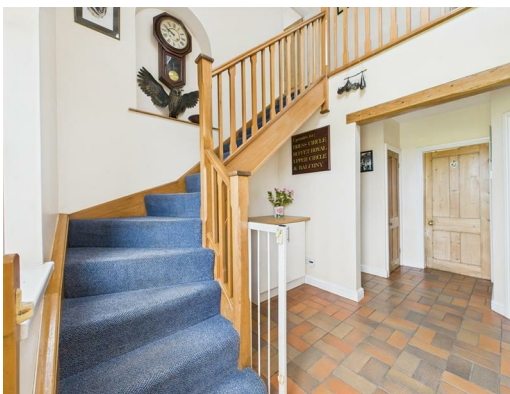
By appointment through Choice Properties on 01507 860033.

## **Opening hours**

Monday to Friday 9.00 a.m to 5.00 p.m.

Saturday 9.00 a.m. to 3.00 p.m.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.





















Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3

Approximate total area<sup>(1)</sup>  
2752.75 ft<sup>2</sup>  
Reduced headroom  
51.64 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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# Directions

Use post code LN11 9SY and it will take you directly to the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

