



## WEST BANK COTTAGE

THORPE-LE-VALE LN8 6AR

**£735,000**  
**FREEHOLD**

Announcing 'West Bank Cottage' - this fully renovated country farmhouse is in a world of its own, sublimely surrounded by and including woodland, lake and paddocks totalling 8.77 Acres (STS) in all.



WWW.BILTONS.CO.UK  
01724 642002

# WEST BANK COTTAGE



## DESCRIPTION

Nestled in the picturesque Wolds hamlet of Thorpe-Le-Vale, this stunning detached residence has undergone an extensive bespoke scheme of renovations throughout and offers a truly unique opportunity. Set within an expansive 8.77 acres of land (STS) including woodland, a paddock and a serene lake, this property is a nature lover's dream.

One of the highlights of this farmhouse is the open-plan living dining kitchen, flooded with natural light from full-length windows and bi-folding doors that offer breath-taking views of the surrounding landscape. Just imagine waking up to the sight of the sun over the water every morning!

For cosy evenings, there is a separate snug with a double focal fireplace and an inset log burner, creating a warm and inviting atmosphere for relaxation. Concluding the Ground Floor Accommodation is the versatile Utility/ Wet Room as well as an external Boiler Room, Study and Store which have been cleverly converted from the former outhouses.

To the First Floor, the property boasts three spacious bedrooms, each with its own en-suite, ensuring comfort and privacy for all residents. The master bedroom even features a luxurious dressing room, adding a touch of elegance to the space.

What sets this property apart is the opportunity for the future owner to put their personal touch on the kitchen and bathroom finishes, with a budget included in the sale. This means you can truly make this house your own, reflecting your style and preferences in these all important finer details.

If you've been dreaming of a peaceful countryside retreat with the potential to create a bespoke living space tailored to your taste, this property ticks all the boxes.

Don't miss out on the chance to own a piece of rural paradise in the heart of the Lincolnshire Wolds.

## ENTRANCE HALL

The welcoming Reception Hallway guides us to the spacious living accommodation also having the staircase rising to the First Floor. The entire ground

floor has the added comfort of underfloor heating as well.

## SNUG

With full length feature window to the front, further window to the side and the double sided focal fireplace with inset 'Avestea' logburner - this is a cosy reception room with ample space for unwinding in comfy sofas and armchairs.

## LOUNGE

The Open Plan Living Dining Kitchen area is the standout feature of this beautiful home and flows wonderfully into each 'zone'. Enjoying the double sided focal fireplace with inset 'Avestea' logburner and ample space for various seating arrangements, there is a full length feature window to the front and full length bi-folds to the far wall, inviting the outdoors in.

## KITCHEN

A connecting archway leads us into the Kitchen Area where the proposed design for the Kitchen shall see a central island with inset sink unit as the focal entertaining area perfect for guests and also providing the practicality of an additional focal work space. Integrated appliances can include a drinks cooler, dishwasher, hob and extractor above, fridge freezer and two ovens. A further set of full length bifolds run along the outer wall and open up onto the extensive patio, ideal for summer dining and entertaining.

## DINING/GARDEN ROOM

Adjoining the Kitchen area is the versatile Dining area or Garden Room, further complimented by a full length feature window to one wall and a full set of bi-folds to the rear, opening onto the wraparound paved patio area with the enchanting lakeside vista as an outlook that never fails to disappoint.

## UTILITY / WET ROOM

A cleverly designed addition which adds to this home's family living functionality, combining a wet room area with large walk in shower and contemporary grey gloss finished metro tiling, a utility/laundry room area, with space for tumble-dryer and washing machine with worksurface and/or fitted units above. Frosted window to the rear.

## FIRST FLOOR LANDING

The return staircase rises to the first floor and provides access to Three double bedrooms, each with their own ensuite.

## BEDROOM ONE

The Master Bedroom Suite offers ample space for a kingsize bed, further furnishings and benefits from a window to the side, Ensuite Bathroom and Dressing Room.

## ENSUITE

With feature alcove and lighting, frosted window to the rear, this ensuite shall offer a separate enclosed shower cubicle with grey gloss finished metro tiling, a freestanding shaped bath, WC and wash hand basin.

## DRESSING ROOM

With window to the side, the Dressing Room will be the perfect area to have as a walk in closet, with ample space for hanging rails, storage racks or shelving.

## BEDROOM TWO

This generous double bedroom enjoys dual aspect views to the front and side, a furniture recess either side of the feature wall and access to the ensuite shower room.

## ENSUITE

This ensuite has a quirky feature window to the rear, shower cubicle area with contemporary grey gloss finished metro tiling and alcove and will also feature a wash hand basin and WC.

## BEDROOM THREE

The final bedroom enjoys dual aspect views via two windows, one to the front and one to the side, with access to the ensuite.

## ENSUITE

This ensuite has a shower cubicle area with contemporary grey gloss finished metro tiling and will also feature a wash hand basin and WC.

## OUTSIDE

With its own sweeping driveway with turning circle providing ample off road parking for multiple vehicles, the formal gardens are set to lawn with mature trees wonderfully secluding the property. The external office, store and boiler room may be accessed down the side of the property as well, leading

onto the wraparound paved patio which is an ideal spot of summer dining and entertaining. The formal lawns gently slope down to a gated accessway leading onto the paddock with well established woodland bordering all boundaries and the lake sitting as the central feature, totalling 8.77 Acres STS.

## EXTERNAL OFFICE

With window to the side and separate from the main residence, this is a perfect work from home space or may be utilised for additional storage if required.

## BOILER ROOM

Housing the floor standing oil fired central heating boiler. The oil storage tank is situated to the rear of the further outbuildings in the rear formal gardens.

## STORE

Ideal for garden tools and storage.

## AGENTS NOTES

1. PUBLIC BRIDLEWAY - Running along the eastern side of the property inbetween the lake and the woodland and ending at the yard gateway. There is a right of way for the owners of West Bank Cottage along this same track however this is subject to a shared maintenance/upkeep cost. This can be demonstrated on a viewing and with Plans via the Agent.
2. SERVICES - Mains Electricity / Private Drainage System Treatment Plant / Shared Water Supply between 3 dwellings including 'West Bank Cottage - shared responsibility, maintenance and usage costs.
3. KITCHEN/ BATHROOMS - The Vendors have allowed for a set budget to be included within the mutually agreed sale price to allow for the Purchasers to have their own style finishes and choices in the final fixes. Theses shall be finished prior to completion.
4. ACCESS LANE - there shall be a shared cost for upkeep and maintenance set between the relevant property owners for ease and clarity.
5. CGI's - The property is currently unfurnished - virtual staging has been used to enhance the spaces.

# WEST BANK COTTAGE





# WEST BANK COTTAGE

## ADDITIONAL INFORMATION

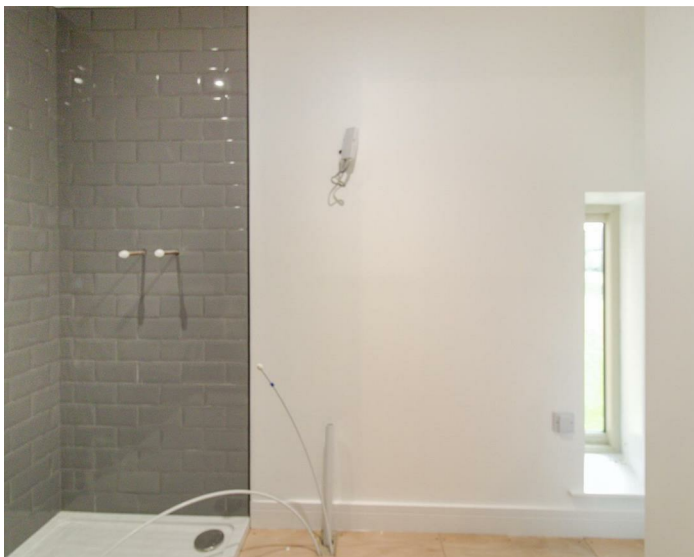
**Local Authority** – East Lindsey District Council

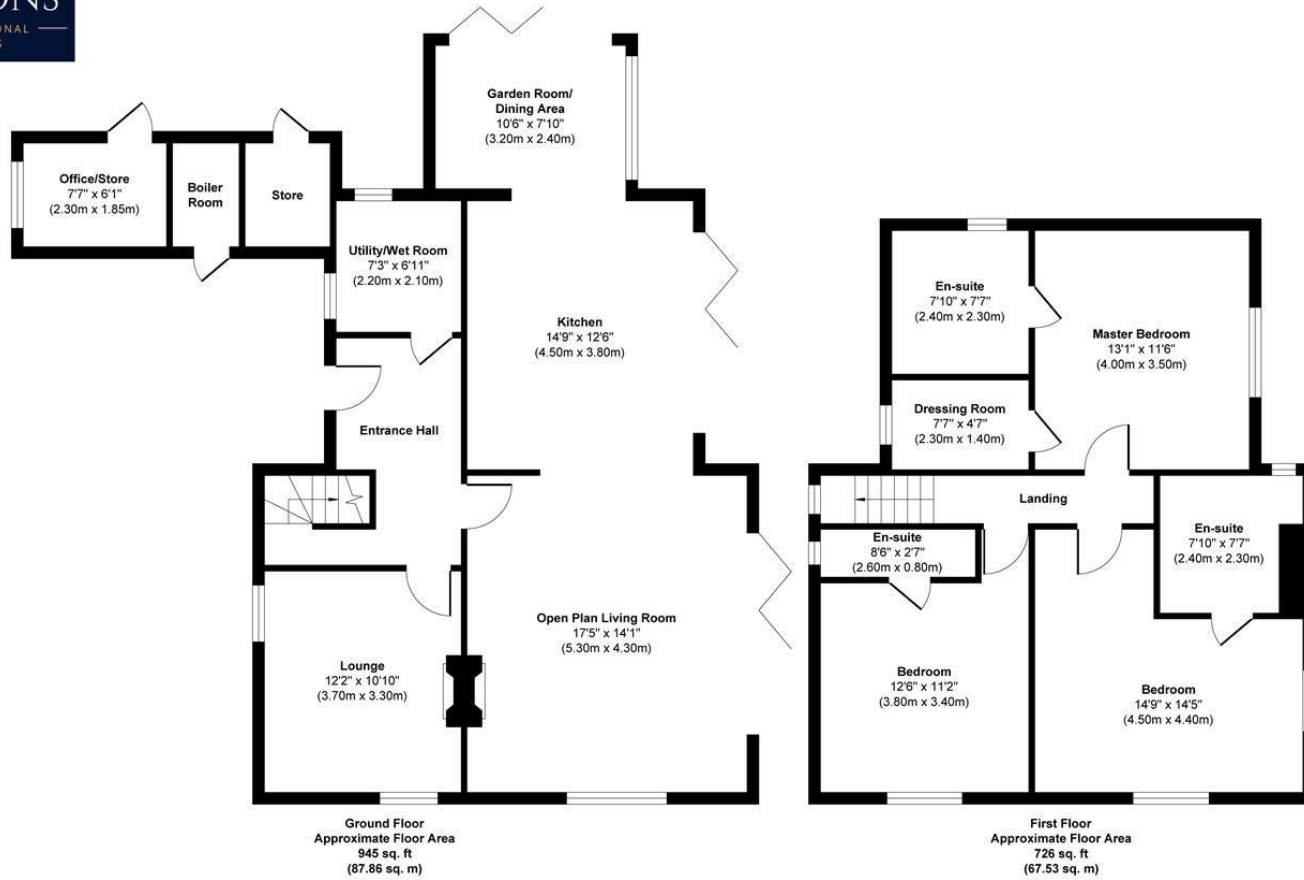
**Council Tax** – Band C

**Viewings** – By Appointment Only

**Floor Area** – 0.00 sq ft


**Tenure** – Freehold





**Approx. Gross Internal Floor Area 1671 sq. ft / 155.39 sq. m**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

sophie@biltons.co.uk

07789211510

<https://biltons.co.uk/>



**BILTONS**  
THE PERSONAL AGENTS

WWW.BILTONS.CO.UK

01724 642002