



- The Old School House
- Residential Cottage Built In 1859
- Elegantly Remodelled & Extended
- Original Character Features Throughout
- 3 Bedrooms & 2 Bathrooms
- Garden Room Overlooking Courtyard Garden
- Large Plot With Generous Gardens
- 1556 Sq Ft Of Internal Floor Space

The Old School House, Church Street, Hemswell, DN21 5UQ,
£450,000



Nestled in the heart of the Lincolnshire countryside in the scenic village of Hemswell, is this endearing cottage dating back to 1859.

Formerly being the old School House until 1971 the cottage now exudes character and timeless charm after a programme of modern renovations. A fine example of Victorian craftsmanship, the property boasts original period features, including inviting fireplaces and traditional stonework which have all been lovingly preserved whilst the home has had many upgrades throughout including a stunning garden extension which enjoys a beautiful courtyard view.

Boasting 3 bedrooms , measuring over 1,500 Sq Ft and standing next to the village Maypole. The property is a rare opportunity to purchase a picture perfect, chocolate box cottage in the Lincolnshire countryside. Set on a generous plot, the cottage enjoys tranquil surroundings with a welcoming village community.

The delightful garden, complete with lawned gardens, colorful flower beds, and a quaint courtyard, offers a peaceful retreat whilst also having a considerable allotment space. Inside, the home is thoughtfully presented to combine country charm with modern comforts, featuring a cozy living room with open fire, a farmhouse-style kitchen updated 6 years ago and 3 well-appointed bedrooms that embrace natural light and a nursery.

The property also comes with a dining room, utility room, pantry-come-study, ground floor shower room and a first floor 5 piece bathroom suite.

The cottage is perfect for those seeking a rural escape but within proximity to local amenities and historical landmarks such as the iconic Hemswell Antique Centres and Lincolnshire Showground.

For further details and viewing requests, please contact the Starkey&Brown team. Council tax band: C. Freehold.



Access via storm porch through to solid wood front door entrance

Entrance Hall

4' 2" x 11' 0" (1.27m x 3.35m)

Having uPVC double glazed window to front aspect, radiator, porcelain tiled flooring and coved ceiling. Access to lounge and dining room. Stairs rising to first floor.

Lounge

12' 10" x 12' 9" (3.91m x 3.88m)

Having uPVC double glazed window to front and side aspects, feature open fireplace with decorative tiled surround and coved ceiling.

Dining Room

12' 10" x 12' 10" (3.91m x 3.91m)

Having uPVC double glazed window to front aspect, radiator, wood laminate flooring, log burner with stone hearth surround, coved ceiling and access into:

Kitchen

21' 6" x 7' 9" (6.55m x 2.36m)

Having a range of base and eye level units with breakfast bar arrangement fitted by local joinery with the units supplied by Wicks. The kitchen was fitted approximately 6 years ago and has a range of appliances such as Zanussi oven, electric hob and extractor hood, integrated dishwasher, metro tiled finish and tiled flooring. Access to:

Study/Pantry

11' 0" x 8' 0" max (3.35m x 2.44m)

Having tiled flooring, uPVC double glazed window to rear aspects and power points.

Utility Room

9' 6" x 6' 9" (2.89m x 2.06m)

Having a range of base and eye level units, space and plumbing for white goods, Victoria pattern style flooring, coving, external door to side aspect leading onto rear garden, uPVC double glazed window to side aspect, internal access into the garden room and access to shower room.

Shower Room

5' 0" x 6' 9" (1.52m x 2.06m)

Having a 3 piece suite comprising corner shower cubicle, vanity hand wash basin unit, low level WC, chrome heated hand towel rail, extractor unit and coved ceiling.

Garden Room

10' 5" x 19' 0" (3.17m x 5.79m)

Having uPVC double glazed surround with glass roof and French doors onto rear courtyard, power points, 2 radiators and external access into utility room, kitchen. The extension started in 2016 with all the necessary planning permission arrangements.

First Floor Landing

7' 8" x 11' 0" (2.34m x 3.35m)

Having loft access and a uPVC double glazed window with seated arrangement to front aspect. Access to all bedrooms and nursery.

Nursery

4' 8" x 10' 11" to back of wardrobe (1.42m x 3.32m)

Having radiator, uPVC double glazed window to rear aspect and built-in storage space.

Master Bedroom

12' 8" max x 12' 10" (3.86m x 3.91m)

Having built-in wardrobes, uPVC double glazed window to side aspect and radiator.

Bedroom 2

9' 2" x 6' 10" (2.79m x 2.08m)

Having uPVC double glazed window to front aspect, built-in wardrobe with dresser unit arrangement and a radiator.

Bedroom 3

7' 11" x 9' 2" (2.41m x 2.79m)

Having uPVC double glazed window to rear aspect and radiator.

Bathroom

7' 11" x 11' 11" (2.41m x 3.63m)

Having a 4 piece suite comprising of corner bath with aquaboard surround, low level WC, bidet, pedestal hand wash basin unit and shower cubicle, 2 radiators and uPVC double glazed obscured window to side aspect.

Courtyard

Having a landscaped arrangement with patio seating and log store. Gated access and internal access into garden room.

Rear Garden

Having a 2 section arrangement which is mostly gravelled with a selection of outbuildings housing wood store, bins, oil tank and pump for pond. Double gated vehicular access, steps rising onto the main lawned garden area which as a fenced section predominantly used for allotment space with timber built garden shed for storage. Further benefits of to the garden space include a timber built summer house.

Outside Front

To the front of the property is a fenced perimeter with driveway parking for a single vehicle and further parking possible when accessing vehicular entrance.





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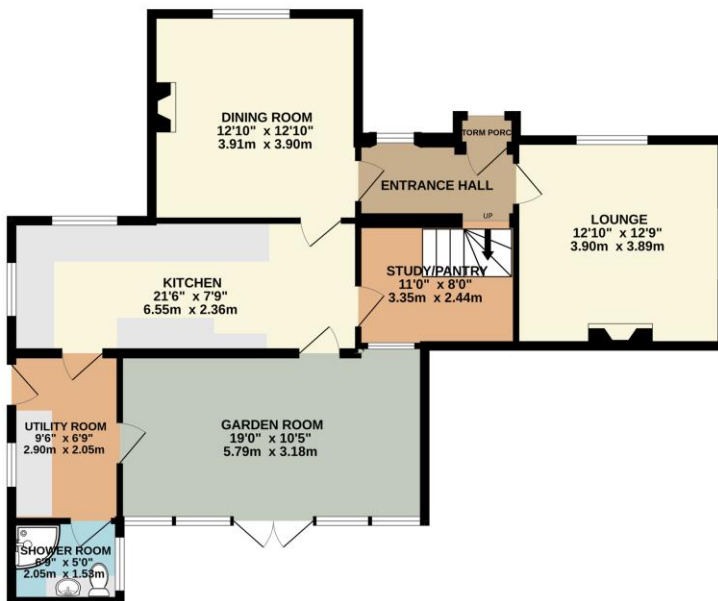
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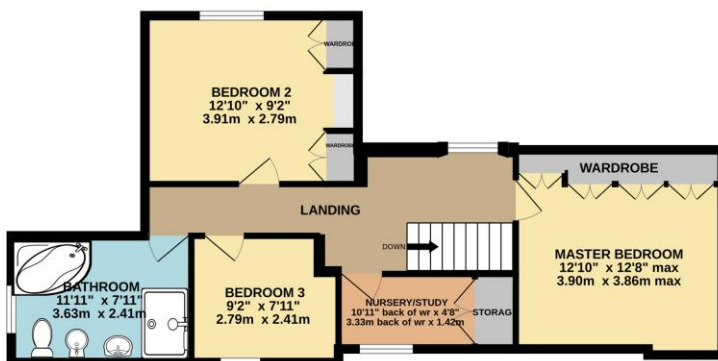
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GROUND FLOOR
930 sq.ft. (86.4 sq.m.) approx.



1ST FLOOR
626 sq.ft. (58.2 sq.m.) approx.



TOTAL FLOOR AREA : 1556 sq.ft. (144.6 sq.m.) approx.

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