

- Grade II Listed Stone Cottage
- Built Circa 1860
- 2 Bedrooms
- Accommodation Over 3 Floors
- Stylish Interiors Throughout

- Stunning Landscaped Gardens
- Garage & Off Road Parking
- Designed By Renowned Architect Sir George Gilbert Scott
- Popular Village Location

Old Four Row, Main Street, Nocton, LN4 2BH,  
£289,950







Old Four Row is a Grade II listed mid-terrace cottage located in the village of Nocton, Lincolnshire. Part of a distinctive row of four estate cottages, it was designed Circa 1860 by renowned Gothic Revival architect Sir George Gilbert Scott, who is also known for the former Midland Hotel and St Pancras Station in London. The cottages were designed with their unique neo-Gothic detailing and are situated alongside other Scott-designed buildings in the village, including the church and schoolhouse. There is a roundel tribute to the famed architect that can be found opposite the property.

The home itself has been lovingly refurbished and styled with immaculate interiors throughout. The ground floor comprises of two generous reception rooms with feature log burners and Gothic style windows. The kitchen has a full range of newly fitted appliances cooker, fridge, washing machine and water softener. The worktops and upstands are finished with a high grade Granite and incorporate a sunken ceramic sink.

Rising to the first floor is the master bedroom with an original working fireplace and a 3 piece bathroom suite with classical arrangement featuring a roll top claw foot bath. The final bedroom can be found on the top floor which also provides access to the eaves storage.

Stunning gardens can be found both at the front and to the rear of the property. Carefully manicured over the recent years by the current owners the landscaped design provides an abundance of colour and perfect seating arrangements to enjoy the sun throughout the day. Additionally, the property comes with off street parking and a single garage with electric roller shutter door.

For further property details and viewing requests, please contact Starkey&Brown. Council tax band: B. Freehold.





### Entrance Porch

Being of stone construction with solid wood door. Leading into property and dining room.

### Dining Room

12' 7" x 11' 8" (3.83m x 3.55m)

Having a feature stone surround fireplace with log burner, alcove and built in storage either side, quarry tiled flooring, classical radiator, feature window to rear aspect and access to a large storage room with window to front aspect. Access to kitchen and lounge.

### Lounge

11' 8" x 12' 3" (3.55m x 3.73m)

A feature stone surround fireplace with log burner, a classical radiator and feature window to front aspect.

### Kitchen

10' 7" x 9' 3" (3.22m x 2.82m)

Having a range of modern fitted units with high grade granite worktop and granite upstands, a full set of newly fitted integral appliances - Bosch integral fridge and washing machine, Samsung Dual Cooker, induction hob and extractor hood over. Sunken sink with mixer taps, water softener, breakfast bar, quarry tiled flooring, classical radiator, Velux window and a feature window to rear aspect. External door to side aspect leading onto rear garden. The kitchen was an extension which is estimated to have been constructed in 1999.

### Bedroom 1

11' 7" x 12' 1" (3.53m x 3.68m)

Having a feature window to front aspect, classical radiator and an original working fireplace which is currently hidden behind bedroom furniture.

### Bathroom

10' 6" x 8' 6" (3.20m x 2.59m)

Having a range of classic faucets that include a pedestal wash hand basin unit, low level WC, roll top bath with claw foot base, mains fed shower over with tiled surround, a feature obscure window, classical radiator with Amtico flooring.

### Bedroom 2

11' 6" x 8' 6" (3.50m x 2.59m)

A feature window, a classical radiator and access into eaves storage.

### Outside Rear

Offering an excellent degree of privacy. Having a landscaped garden which is partially laid to lawn with pathway leading to patio seating area, enclosed and walled perimeter, a selection of well presented selection of shrubs, fruit trees and flowerbeds, oil central heating boiler, oil tank, external lights and outside tap. Access to garage and off street parking.

### Garage

15' 9" x 8' 10" (4.80m x 2.69m)

Having electric roller shutter door. Power, lighting and loft ladder to attic storage.

### Outside Front

A carefully manicured front lawned garden with flower bed perimeters and traditional cottage gated entrance. Hedged perimeters with gravelled pathway leading to an additional seating area. External light and electrics.





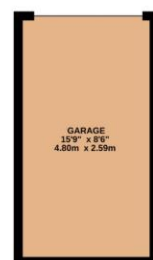
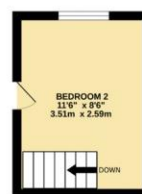
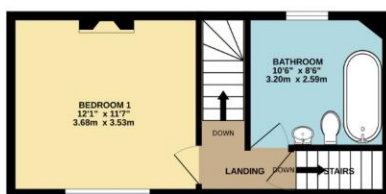
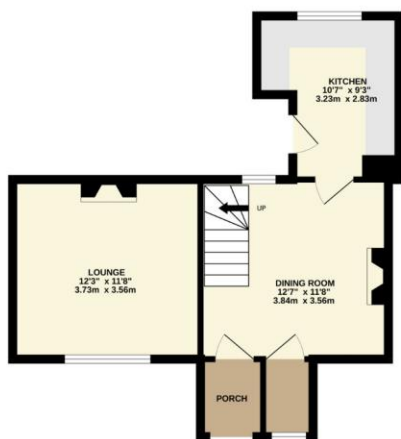


GROUND FLOOR  
287 sq.ft. (26.6 sq.m.) approx.

FIRST FLOOR  
280 sq.ft. (26.0 sq.m.) approx.

2ND FLOOR  
88 sq.ft. (8.2 sq.m.) approx.

GARAGE  
147 sq.ft. (13.7 sq.m.) approx.



TOTAL FLOOR AREA : 917 sq.ft. (85.2 sq.m.) approx.

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All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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