



- Farmhouse Style Family Home
- Charmful Character Features
- Popular Village Location
- Private Driveway

- Landscaped Gardens
- Inglenook Fireplace
- Spacious 3 Bedrooms
- Barn With Great Potential

High Street, Martin, LN4 3QY
£367,500





Perfect blend of modern comfort, farmhouse style, beautifully presented property located 15 miles from Lincoln. Versatile living space with period style features such as Inglenook fireplace and wood burner, exposed ceiling beams and brickwork and wide wooden curved staircase, an electric range cooker and a brand new oil fired boiler that is serviced each year. All brickwork inside and out, including the walled garden are reclaimed local brick. Accommodation benefits from a spacious lounge and kitchen. Rising to the first floor are 3 bedrooms and family bathroom. To the rear of the property there is a landscaped wrap-around garden with raised brick planters, mostly paved with a range flowers and shrubs and a brick arch. Original cattle store with power, light and water source (versatile room subject to planning). The front of the property comprises shared driveway parking. Sycamore Cottage was built on the land that was formally a Dairy site, and still has the original cattle stalls within the Barn and in the rear Grounds. The outside privy is half tiled and with a quarry tiled floor and high level cistern. Perfectly placed when tending the garden. The cottage enjoys a well stocked cottage garden to the front and side ,with the back offering several places to sit and enjoy with friends and family. There is an electric point and lighting in the cobble stone area near the steps. The village of Martin is 5 miles west of Woodhall Spa and 3 miles east of Metheringham. Village amenities include a an excellent Primary School, playing fields with a playground close to the school, a church, The Royal Oak public house. Martin is served with a regular Boston to Lincoln bus service. Metheringham Railway Station is on the Peterborough to Lincoln line. Woodhall Spa is a charming village with many independent shops, Jubilee Park with swimming pool and the unique Kinema in the woods. For more information or to arrange a viewing. Contact Starkey&Brown. Council tax band: D. EPC rating: D57. Freehold.



Handmade wooden door leading into:

Hallway

Having LVT flooring, storage cupboard and uPVC double glazed window to side aspect. Fuse board. Access to kitchen and lounge.

Kitchen

18' 2" x 12' 3" (5.53m x 3.73m)

Having 2 uPVC double glazed windows to side aspect and rear aspects, LVT flooring, a range of base and eye level units, plumbing for washing machine and dryer, range cooker (negotiable for sale) character beams to ceiling, Belfast ceramic sink, boiler (4 years old and serviced) and a handmade wooden door to rear aspect. Access into:

Lounge

24' 9" x 16' 2" (7.54m x 4.92m)

Having 2 uPVC double glazed windows to rear and front aspect, laminate flooring, Inglenook fireplace with log burner surrounded by exposed brick work, character beams, understairs storage with light, radiator and wide wooden curved staircase to first floor.

First Floor Landing

Having uPVC double glazed window to side aspect, access to loft (insulated, partially boarded with ladder), airing cupboard and a radiator. Access to bedrooms and bathroom.

Bedroom 1

12' 3" x 10' 0" (3.73m x 3.05m)

Having uPVC double glazed window to rear aspect, carpet and radiator.

Bedroom 2

12' 3" x 9' 7" (3.73m x 2.92m)

Having uPVC double glazed window to front aspect, carpet and radiator.

Bedroom 3

12' 5" x 6' 9" (3.78m x 2.06m)

Having uPVC double glazed window to rear aspect, carpet and radiator.

Bathroom

16' 2" x 6' 7" (4.92m x 2.01m)

Having a 4 piece suite comprising freestanding bath, separate shower, traditional style WC, ceramic sink, corner storage, uPVC double glazed obscured window to front and side aspects, vinyl flooring and panelling.

Outside Rear

Being fully landscaped wrap-around garden with raised brick planters, paved with chipped slate, a range flowers and shrubs and a brick arch. Extends to side of the property.

Outside Front

Having shared driveway parking. The cottage enjoys a well-stocked cottage garden to the front and side, with the back offering several places to sit and enjoy with friends and family. There is an electric point and lighting in the cobble stone area near the steps.

Barn

18' 1" x 17' 6" (5.51m x 5.33m)

Original cattle store. Having power, light and water source.

Outside WC

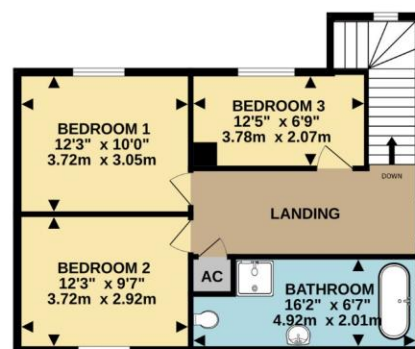
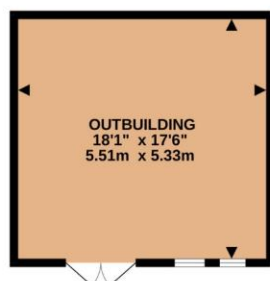
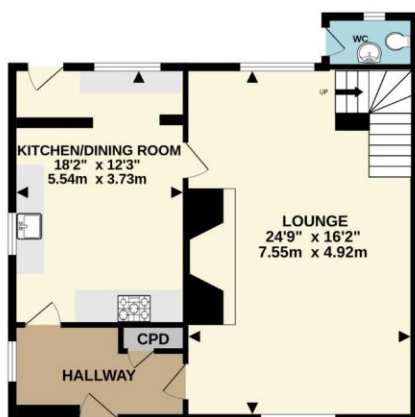
The outside privy is half tiled and with a quarry tiled floor and high level cistern and a sink. Perfectly placed when tending the garden.





GROUND FLOOR
1061 sq.ft. (98.6 sq.m.) approx.

1ST FLOOR
641 sq.ft. (59.6 sq.m.) approx.



TOTAL FLOOR AREA : 1702 sq.ft. (158.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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