



Mulberry House The Square North Thoresby, Lincolnshire DN36 5QL

Tucked away at the end of a private driveway directly off The Square in the very popular village of North Thoresby which lies midway between Louth and Grimsby, is this unique DETACHED FAMILY COTTAGE some of which dates from 1866. Ideal for supported living the property has been extended and improved over the years and has the added benefit of two individual gardens facing SOUTH AND WEST, a must for outside entertaining during the summer months. The main property includes: Entrance hall, cloaks/wc, formal lounge, home office, family room, superb living dining kitchen, utility room, ground floor bedroom and bathroom/wc. To the first floor there are three further bedrooms, one with dressing area and a family bathroom/wc. Detached outbuilding including garage, sun room and a snooker room. Oil central heating system. Double glazing. NO FORWARD CHAIN.

£525,000

- UNIQUE FAMILY HOME
- SECLUDED POSITION
- LOVELY GARDENS
- THREE RECEPTION ROOMS
- FOUR BEDROOMS
- TWO BATHROOMS
- DETACHED GARAGE BLOCK
- SNOOKER ROOM & SUN ROOM
- OIL CENTRAL HEATING
- IDEAL FOR SUPPORTED LIVING



REAR ELEVATION



ACCOMMODATION

MEASUREMENTS

All measurements are approximate.

GROUND FLOOR

ENTRANCE HALL

Approached via a double glazed entrance door with matching side lights, radiator, coving to ceiling and fitted dado rail. The spelled staircase leads up to the first floor and has a useful understairs cupboard. Quality flooring.

CLOAKS/WC

With a suite in cream comprising a wall mounted sink and a low flush wc. Radiator. Coving and extractor fan.

LOUNGE

16'0" x 17'0" (4.90m x 5.2m)

A fabulous cozy formal lounge having double glazed French doors which opens onto one of the enclosed gardens plus two double glazed windows to the side and rear elevations. Two radiators. Coving to ceiling. The focal point of this room is the polished fire surround inset with an ornamental grate and a living flame fire (LPG). Inset spot lights to part of the ceiling.



LOUNGE

Additional photo



LOUNGE

Additional photo



HOME OFFICE

15 x 11'4" (4.57m x 3.45m)

Used at present as a home office and includes a built in desk area, mock beams to ceiling, radiator, Delft rack and double bay window.



FAMILY ROOM

12'9" x 8'7" (3.91 x 2.63)

Having a dual aspect with double glazed windows to the side and front elevations, radiator and coving to ceiling. Stylish mock exposed brickwork wall paper to one wall.



LIVING DINING KITCHEN

21 x 14'7" (6.40m x 4.45m)

This fabulous open living dining kitchen has a part vaulted ceiling with beams and a ceiling fan. Double glazed windows and French doors opens onto the rear courtyard garden, inset spot lights to ceiling and a quality flooring throughout. Two radiators to the sitting/dining areas. The kitchen area is fitted with a range of cream base and wall units including an integrated dishwasher and microwave, a housing surround for a fridge freezer which is included in the sale and a red Aga range cooker having an extractor hood above. The complementary black granite work surfaces are inset with a 2 bowl sink unit. To complete this kitchen area is a contrasting island unit again having a granite work top. Double glazed window to the kitchen area.



LIVING DINING KITCHEN

Additional photo



LIVING DINING PHOTO



KITCHEN PHOTO



INNER HALL

Useful floor to ceiling cloaks cupboard. Access to roof space.

UTILITY ROOM

8'19 x 6'10 (2.44m x 2.08m)

Fitted with a range of modern units having contrasting work surfaces inset with a white ceramic sink with space beneath for washing machine etc. Matching floor to ceiling cupboards one of which houses the oil central heating boiler. Heated towel rail. Double glazed window and door.



BEDROOM 4 (REAR)

13'10 x 9'4 (4.22m x 2.84m)

Double glazed window. Radiator. Fitted with a range of fitted wardrobes which provides excellent hanging space.



BATHROOM/WC

6'10 x 5'5 (2.08m x 1.65m)

With a suite in white comprising a panelled bath having a glass screen and shower above, a pedestal wash hand basin and a low flush wc. The walls are fully tiled in a complementary ceramic tile. Radiator. Double glazed window.



FIRST FLOOR

LANDING

Coving and fitted dado rail



BEDROOM 1/DRESSING ROOM



BEDROOM

13 x 8'10 (3.96m x 2.69m)

Double glazed window, coving to ceiling and radiator. Fitted with a vanity sink including a counter top basin and useful drawer units. Open access leads into the:-



DRESSING ROOM

26'2"29'6" x 26'2"6'6" (8'9 x 8'2)

Double glazed window, coving to ceiling and fitted with a bank of contemporary styled floor to ceiling wardrobes having sliding doors to the front.



BEDROOM 2

12'10 x 8'10 (3.91m x 2.69m)

Again fitted furniture including a mirror fronted wardrobes and open display shelving.. Double glazed window. Radiator. Coving to ceiling.



BEDROOM 3

13 max x 9'10 (3.96m max x 3.00m)

Again fitted furniture including a mirror fronted wardrobe, a drawer and corner unit. Double glazed windowS. Radiator. Coving to ceiling.



FAMILY BATHROOM/WC

9 x 6'9 (2.74m x 2.06m)

A modern family bathroom fitted with a suite in white comprising a free standing oval bath and a floor fitted chrome mixer tap and shower spray, a vanity unit including a counter top basin, a low flush wc and a corner shower cubicle including a twin headed shower and water proof wall boarding. Heated towel rail. Double glazed window. Hand painted tongue and groove wall boarding. Vinyl flooring.



FAMILY BATHROOM/WC



OUTSIDE

As part of the courtyard complex is a detached garage block/snooker room with an attached sun room

GARAGE

20'4 x 16 (6.20m x 4.88m)

Approached via the private lane having an up and over door to the front. Light and power.



SNOOKER ROOM

82'0" x 52'5" (25 x 16)

Accessed via a door between the sun room and the garage this fabulous snooker room has decorative panelled walls and spot lights to ceiling. The snooker table is included in the sale.



SUN ROOM

15'10 x 12'2 (4.83m x 3.71m)

With access onto the paved patio area and situated close to the hot tub (which is included in the sale) is this great outdoor sun room which includes a sauna room and has double glazed windows and doors. Tiled floor.



SUN ROOM



THE GARDENS

As previously mentioned the property has the added benefit of two separate garden spaces, the first facing WEST and has the stunning Mulberry Tree planted which the house was named after. This garden includes a putting area, a lawned edged with borders of established bushes and shrubbery. Generous timber cabin, ideal for multiple uses, summer house, home office and workshop etc. In front of the log cabin is a gravel border and a mature fir tree.

THE GARDENS



TIMBER CABIN

11'9" x 9'10" (3.6m x 3.0m)

Generous timber ideal for multiple uses, summer house, home office and workshop etc.



THE COURTYARD GARDEN

This fabulous space has a Mediterranean vibe and is ideal for outside entertaining as it includes a substantial block paved area situated close to the house and included in the sale is the outdoor covered barbecue hut. The block paving extends along the garage and sun room to the second Alfresco area at the rear of the garden where the hot tub is positioned. The remainder of this SOUTH FACING garden has steps leading up to the lawn inset with a circular border of ornamental conifers and a raised timber decked patio and another timber summer house.

OUTSIDE ALFRESCO AREA



TIMBER SUN DECK



THE GARDENS

Additional photo



THE GARDENS

Additional photo

DIRECTIONS

Take the private lane between the village hall and the old post office and Mulberry House can be found at the bottom of this private lane which serves three properties.

TENURE - FREEHOLD

We are informed by the seller that the tenure of this property is Freehold and a Mulberry House lies at the bottom of a private lane there is a shared of any future maintenance to the road. Confirmation / verification has been requested. Please consult us for further details.

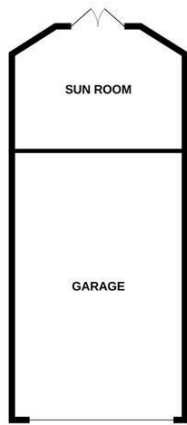
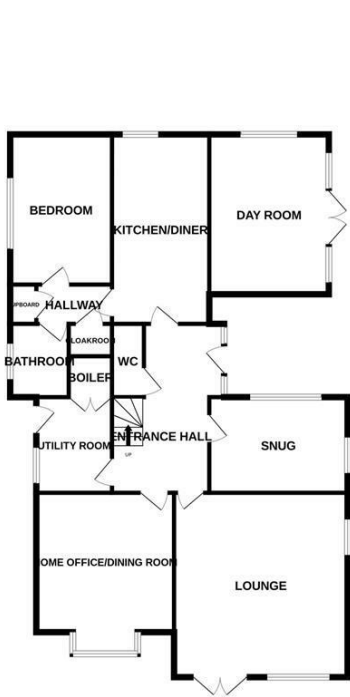
VIEWING ARRANGEMENTS

Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

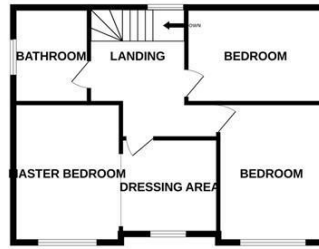
OPENING TIMES

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			75
(69-80) C			
(55-68) D		50	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firm's employment has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.