



Owmby Lane , North Kelsey Moor



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2

£550,000



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Key Features

- NO UPWARD CHAIN
- 3 ACRE PADDOCKS
- 13M BARN/GARAGE
- 2 STABLES
- SEMI RURAL LOCATION
- COUNCIL TAX BAND C
- EPC RATING TBC
- FREEHOLD





NO UPWARD CHAIN.

A beautifully lit colour washed detached Cottage standing in approx THREE acres of paddocks and woodland. Enjoying a semi rural location Huntsman's Cottage offers well presented and generously proportioned 3 bedroom family accommodation with undoubted space to expand if required. In addition to the 2 paddocks there are 2 Stables together with a rubber topped menage, 3 workshops and a 43.6' detached BARN which ensure that the home caters for both those with equine interests and for those who want extensive family space .

Huntsman's Cottage - space to breathe.

RECEPTION HALL 3.16m x 1.72m (10'5" x 5'7")

A composite door with Pvcu side screen opens to the Reception hall with spot lights which in turn leads through to both the Lounge and the Breakfast Kitchen.

LOUNGE 5.86m x 3.95m (19'2" x 13'0")

A generous forward facing room enjoying views across the gardens to one of the paddocks and centred on the recessed fireplace with inset cast iron stove and mantel beam. In addition to the Pvcu double glazed window there are also 2 Pvcu porthole windows to the side, radiator, tv aerial point and ranch style balustraded stair to the first floor with cupboard under. A square arch leads to the dining room.

DINING ROOM 3.98m x 3.14m (13'1" x 10'4")

A rear facing room ideal for family celebrations with Pvcu double glazed window, radiator and door to kitchen.

BREAKFAST KITCHEN 4.71m x 3.48m (15'6" x 11'5")

A well proportioned dual aspect family room appointed with a contemporary range of white fronted units beneath wood grain style tops to include vinyl sink unit with pillar tap and cupboards under, 5 further base units forming a breakfast bar together with an additional 3 units at eye level, integrated

slimline dishwasher, fitted electric cooker, refrigerator recess, tiled splash areas, LPG fired Rayburn and Pvcu double glazed windows to the front and side aspects.

UTILITY 3.26m x 1.9m (10'8" x 6'2")

A practical Entrance with additional work surfacing, larder store matching the kitchen units, space and plumbing for an automatic washing machine and Pvcu side door with matching side screen.

CLOAK ROOM 1.91m x 1.37m (6'4" x 4'6")

Appointed with a modern suite in white to include vanity basin with pillar style tap, cupboard under and tiled splash back, close coupled wc and Pvcu double glazed window.

LANDING 3.15m x 2.06m (10'4" x 6'10")

Suited to use as either a Study space or Reading area with Pvcu double glazed window to the rear and deep airing cupboard with insulated cylinder.

BEDROOM 1 4.87m x 4m (16'0" x 13'1")

A forward facing double room with period style radiator, deep built in wardrobe with hanging rails, feature panelling to one wall and spot lights.

BEDROOM 2 4.76m x 3.56m (15'7" x 11'8")

A dual aspect double room with Pvcu double glazed windows to the front and side aspects and radiator.

BEDROOM 3 3.65m x 3.16m (12'0" x 10'5")

The final forward facing double room with period style radiator, panelling to one wall, spot lights and access to the roof space.

BATHROOM 3m x 2.58m (9'10" x 8'6")

Appointed with a contemporary suite in white to include a close coupled wc, rectangular vanity unit with waterfall tap and cupboard under, double ended bath with mixer tap, tiled splash areas, walk-in panelled and glazed shower enclosure with electric shower, 2 radiators, extractor fan and Pvcu double glazed windows to two aspects.

OUTSIDE

The home is set within approx 3 acres grounds which include a large front lawned garden with productive kitchen garden and



mature shrub borders, 2 stock proof and dog secure paddocks with mains electric fencing and a rubber topped menage (20m x 20m approx) and an area of woodland. There is a range of useful Outbuildings which include: a detached brick and block WORKSHOP comprising of - room 1 (3.42m x 6.04m) (11'2 x 19'9), room 2 (3.57m x 6.04m) (11'8 x 19'9) and room 3 (3.35m x 6.04m) (10'11 x 19'9), 2 timber STABLES by Scotts of Thrapston with rubber matting and lights and a substantial timber GARAGE/BARN (13.26m x 8.06m) (43'6 x 26'5) which includes a central area with 6 bays off together with a water supply and electric light and power. The property is approached over an extensive grey gravel reception area which provides extensive guest and family parking and there is a matching walk way with wrought iron rails to the rear.

SERVICE NOTE

The Vendors inform us that heating and hot water are provided by an LPG system to radiators. Drainage is via water carriage to a wholly owned septic tank located within the curtilage of the property.

TENURE

We have been informed by the Vendors that the property is Freehold. Please confirm this via your Legal Representatives prior to commitment to purchase.

COUNCIL TAX

We understand that the latest Council Tax banding indicates that the property is a BAND C. We advise prospective purchasers to confirm this banding via the relevant local authority prior to legal completion.

FLOOR PLANS

The floor plans included are for identification purposes only and, as representations, are not to scale. The prospective purchaser should confirm the the property suitability prior to offer.

ANTI MONEY LAUNDERING AND REFERRALS

Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for

help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of upto £200 if you use their services.



GROUND FLOOR
737 sq.ft. (68.5 sq.m.) approx.



1ST FLOOR
744 sq.ft. (69.1 sq.m.) approx.



