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2023



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# Grange Cottage

Furze Lane, Legbourne, Louth, Lincolnshire. LN11 8LR











## Grange Cottage, Legbourne

Grange Cottage is a four-bedroom family home, recently renovated, on a 14-acre plot providing a range of outbuildings, stables and paddocks. Set to the fringe of this popular village, within four miles of the town of Louth, the property offers not only excellent accommodation but a lifestyle; with versatile workshop and stores alongside the significant equestrian facilities.

The property has been updated and modernised by the current vendors.

There is planning permission (N/100/02045/21) granted for the addition of a manege; alongside the addition of a family room (N/100/02072/21). For full details please see the ELDC planning documents, using the reference numbers listed here.

### ACCOMMODATION

Entered through wood door to side, to:

**Breakfast Kitchen** having uPVC double glazed windows to front and side aspects; a good range of modern storage units to base levels plus full height pantry cupboard, sink and drainer inset to roll edge wood worktop with further units to island with breakfast bar, Hotpoint oven and grill, four ring Beko induction hob. Tiled floor, column radiator, power points. Open doorway to utility, open to:

**Dining Room** having uPVC double glazed windows to front and side aspects; fireplace with wood mantle and tiled surround, tiled floor, column radiator, inset ceiling spotlights and power points.

Sliding door to:

**Snug** having uPVC double glazed windows to side and rear aspect; exposed brick fireplace with stone hearth, log burning stove inset, carpeted staircase to first floor, ceiling light and power points.

**Utility** having uPVC double glazed window to front aspect; a good range of storage units to base and wall levels, wood roll edge corner





worktop with space and connections for upright American style fridge freezer, tiled floor, radiator and ceiling light.

**Cloakroom** having storage units to base level 1 1/2 bowl Blanco sink and drainer inset to roll edge wood effect worktop, space and connections for under counter washing machine, low level WC. Wood effect flooring, ceiling spotlights and power points.

**Living Room** having uPVC double glazed windows to side and rear aspect; with open arch fireplace, wood flooring, radiator, inset ceiling spotlights and power points. Wood double glazed stable style door to side and door:

**Rear Entranceway** with carpeted floor, ceiling light and rear entrance door.

### First Floor

**Gallery Landing** with uPVC double glazed window to rear aspect; carpeted floor, radiator, ceiling lights and power points. Doors to rear bedrooms and open doorway to further hallway space, with wood effect flooring and doors to remaining bedrooms and bathroom,

**Bedroom** having uPVC double glazed windows to side and rear aspects; feature fireplace, carpeted floor, radiator, ceiling light and power points.

**Bedroom** with uPVC double glazed windows to side and rear aspects; carpeted floor, radiator, TV point, ceiling light and power points.

**Family Bathroom** having uPVC obscure double glazed windows to side aspect; panel bath with tiled surround, monsoon and regular shower head over, wash hand basin set to square edge wood counter top and low level WC. Tiled floor, heated towel rail and ceiling lights.

**Bedroom** with uPVC double glazed windows to front and side aspects; wood effect flooring, radiator, ceiling light and power points.

**Bedroom** with uPVC double glazed window to side aspect; wood effect flooring, radiator, ceiling light and power points.







## OUTSIDE

The property is approached to the front, through double five-bar gates and via primarily gravel driveway. The initial garden is laid to lawn, to the front and rear of the property plus further space fenced in to the side. Leading off the side door are the older outbuildings, comprising coal store, boiler room and garden store; and the more modern **Studio / Office** with uPVC double glazed door to front and log burner installed.

Leading off the driveway is a substantial, modern **Garage and Workshop** with ancillary store and two containers providing further storage to the rear. The outbuilding itself totals 7.15 m x 11.35 m; not including the store and containers, and benefits from light and power. This space would suit a range of requirements, hobbies and business practices; with ample room to store a motorhome for example.

Opposite this, to the front corner of the initial paddocks, is the modern, L-shaped timber **Stable Block**, with covered canopy to the frontage, and stable doors leading to three generous stables, and substantial tack room – benefiting from power connections. These sit off an open grass space; with post and rail fencing containing the two paddocks beyond, which form the majority of the 14 acre plot.

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**East Lindsey District Council – Tax band: A**

**ENERGY PERFORMANCE RATING: tbc**

**SERVICES:** The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

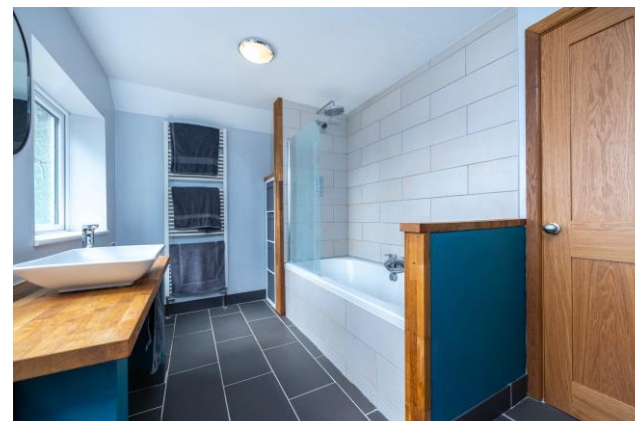
**VIEWING:** By arrangement with the agent's Horncastle Office, Old Bank Chambers, Horncastle. LN9 5HY

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Brochure prepared 26.4.2024







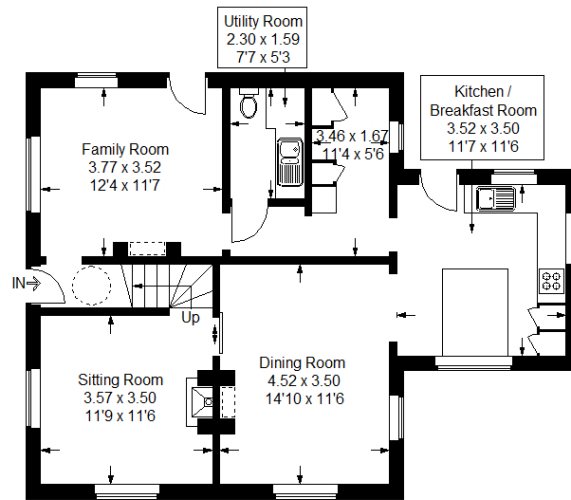




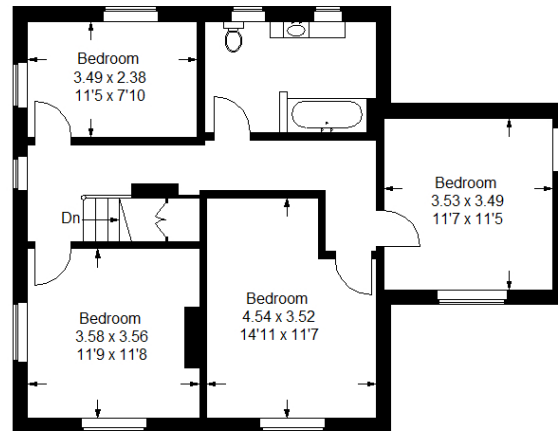


# Grange Cottage

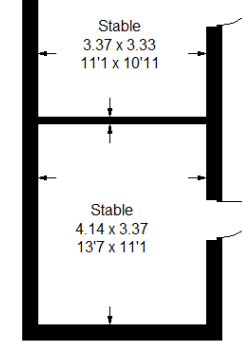
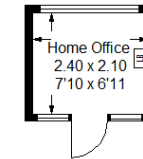
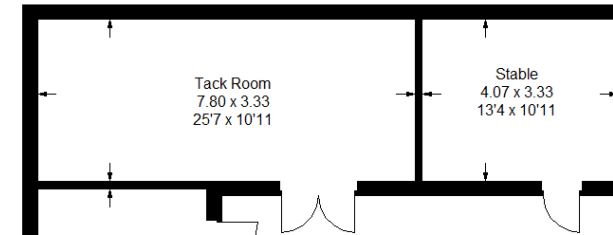
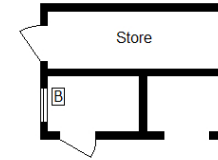
Approximate Gross Internal Area = 144.5 sq m / 1555 sq ft  
 Outbuildings = 210.3 sq m / 2264 sq ft  
 Total = 354.8 sq m / 3819 sq ft



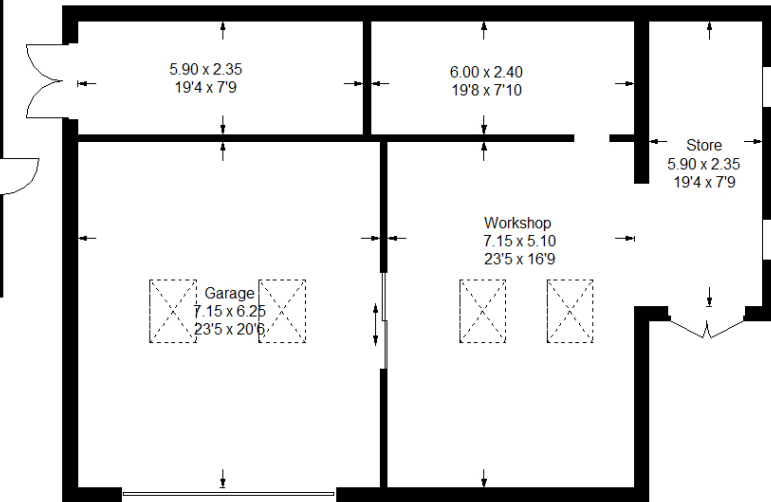
Ground Floor



First Floor



Stable Block



Outbuildings

(Not Shown In Actual Location / Orientation)

= Reduced headroom below 1.5 m / 5'0"

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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