



BRITISH  
PROPERTY  
AWARDS  
2024

GOLD WINNER

ESTATE AGENT  
IN HORNCastle

**Cedar Lodge**

Brinkhill, Louth, Lincolnshire. LN11 8RA

**BELL**



## Cedar Lodge, Brinkhill, Louth

Cedar Lodge is a unique, architect designed three bedroom bungalow occupying an elevated position on a three quarter acre plot with exceptional rural views. Built in 1974, the property is an excellent example of the architecture of the period with angular lines, extremely generous room sizes and large window openings that maximise light. Cedar Lodge occupies an elevated hillside position on the fringe of the sought after Lincolnshire Wolds village of Brinkhill, boasting views across an 'Area of Outstanding Natural Beauty'.

The property provides a range of flexible spaces, with the reception hallway, boasting a feature fireplace, leading to the living room, garden room and dining spaces; and a further internal hallway leading to three bedrooms, family bathroom and shower room (with office space off). Accommodation continues through the dining room to generous breakfast kitchen, front porch, utility; there is also a cloakroom, main entrance lobby and large double garage with tool room.



The beautiful grounds include a tree filled garden fronting the road with sweeping driveway leading up to a generous parking and turning area. There is an initial garden surrounding the property offering an enviable array of flowers and shrubs; and beyond a beautiful paddock and further open views.



## ACCOMMODATION

**Entrance Lobby** with wood effect double glazed side entrance door; carpeted floor, wood panelling to walls, ceiling light. Wood effect double glazed door to:

**Entrance Hall** having feature fireplace with tiled firebox and hearth, ornate full height wood surround with scrolling and mirror over; carpeted floor, radiator, ceiling light and power points. Doors to central hallway, living room, kitchen, cloakroom and to:

**Garden Room** having uPVC double glazed windows to side and rear, French doors to rear aspect; solid wood flooring, radiator, ceiling light and power points.

**Living Room** having uPVC double glazed bay window to rear, window to side aspect; Simplex fire inset to stone surround, carpeted floor, radiators, ceiling light and power points.

**Central Hallway** with carpeted floor, radiator, loft access hatch, ceiling light and power points. Doors to bedrooms, bathroom and shower room.

**Bedroom 3** with uPVC double glazed window to side aspect; built in wardrobe space, carpeted floor, radiator, ceiling light and power points.

**Bedroom 1** with uPVC double glazed window to rear aspect; mirror fronted bank of wardrobes to wall, further built in wardrobe space, carpeted floor, radiator, TV point, ceiling light and power points.

**Bedroom 2** having uPVC double glazed window to front aspect; built in wardrobe space, carpeted floor, built in shelving, wash hand basin inset to roll edge counter top with light over, ceiling light and power points.

**Bathroom** having uPVC double glazed obscure window to front aspect; bath with tiled surround, shower over, pedestal wash hand basin, bidet and low level WC. Carpeted floor, wood panelling to two walls, radiator and ceiling light.

**Shower Room** having shower cubicle with tiled surround, tiled floor, heated towel rail and ceiling light. Door to:

**Changing Room / Office** having desk arrangement with roll edge counter top, built in cupboards and drawers, carpeted floor, ceiling light and power points.

**Dining Room** with uPVC double glazed window to side aspect; solid wood flooring, radiator, ceiling light and power points. Wood sliding doors to:





**Kitchen** having uPVC double glazed windows to front and sides; an excellent range of storage units to base and wall levels, double sink and drainer inset to roll edge worktop with space and connections for under counter fridge, AGA cooker, Trinity double oven, four ring induction hob beneath extractor canopy. Tiled flooring, ceiling lights and power points. Door to: **Front Porch** with uPVC double glazed window to front aspect; tiled floor and ceiling light. Wood obscure single glazed door to:

**Utility** having storage units to walls, slatted doors to full height cupboard, space and connections for washing machine and dryer, floor standing oil fired Worcester boiler. Carpeted floor, ceiling light, power points and door through to garage.

**Cloakroom** with uPVC double glazed obscure circular window to side aspect; low level WC, wash hand basin inset to vanity unit, tiled to walls, carpeted floor and ceiling light.

#### **OUTSIDE**

The property is approached to the front, via a sweeping driveway which opens out to the side parking and turnaround space, and leads to the **Garage** with electric roller shutter double width door, tall style door to side, uPVC double glazed window to front. Sink and drainer inset to corner storage units, ceiling access hatch, light and power. Door to large Tool Store with light.

The initial front, side and rear garden spaces, which the property is designed to maximise views of; are excellently maintained and full of attractive flowers, shrubs and trees alongside lawned areas. A child and pet friendly secure environment, with post and wire fencing and personnel gates ensuring security from the paddock and road, this space provides seating spaces and leads off much of the accommodation. There is a useful greenhouse and a timber **Summerhouse**.

Extending out to the rear is a grassed paddock with further shrubs and trees; enjoying views out across the village and the undulating farmland beyond.

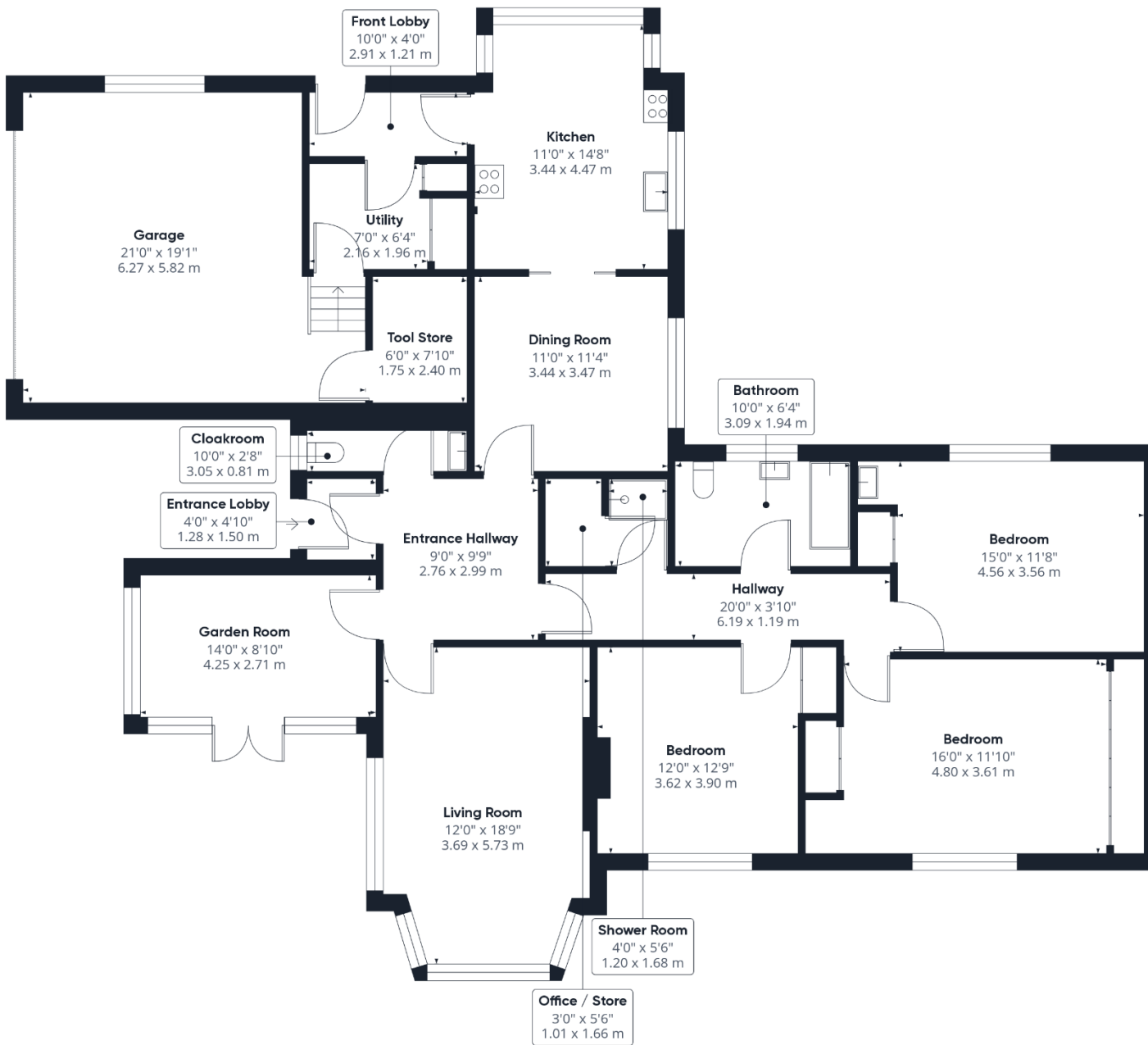
**East Lindsey District Council – Tax band: E**

**ENERGY PERFORMANCE RATING: tbc**

**Mains water, electricity. Oil fired central heating. Private drainage system.**







**DISCLAIMER**

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**Approximate total area<sup>(1)</sup>**

2072.81 ft<sup>2</sup>  
192.57 m<sup>2</sup>

**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...

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 Tel: 01507 522222;  
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Brochure prepared 23.7.2024

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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