



BRITISH  
PROPERTY  
AWARDS

2024

★★★★★

GOLD WINNER

ESTATE AGENT  
IN HORNCASTLE



**Thistle Cottage**  
Brinkhill, Louth, Lincolnshire. LN11 8RA

**BELL**





# Thistle Cottage

Brinkhill, Louth

Thistle Cottage is a late Victorian property, with later extensions, providing three bedrooms and a wealth of dining and reception space; alongside a beautiful garden and enjoying excellent views from this popular Lincolnshire Wolds village.

With a large living room stepping out onto the mature side garden; dining room open to kitchen and versatile snug/office/dining room; the property has two staircases leading up to a first floor that offers three bedrooms, including generous master with en suite, and family bathroom. The property is complete with a garage, with internal access, and a modern barbeque house – available view separate negotiation.

The property, which benefits from solar panels, is located in the heart of Brinkhill: approximately 9, 10 and 7 miles away from the well serviced market towns of Horncastle, Louth and Alford respectively, each having a good range of shopping, leisure and social amenities, as well as excellent local schools.



## ACCOMMODATION

**Hallway** with uPVC double glazed window to rear aspect; carpeted staircase to first floor, tiled floor, radiators and ceiling lights. Doors to ground floor accommodation including:

**Dining Room / Snug** with uPVC double glazed window to front aspect; carpeted floor, radiator, ceiling light and power points.



**Lounge** having uPVC double glazed sliding doors to side and window to rear aspect; carpeted floor, radiators, TV points, ceiling lights and power points.

**Dining Room** having uPVC double glazed window to front aspect; multi fuel stove set beneath oak mantle, tiled floor, ceiling light and power points. Open to:

**Kitchen** having a good range of units to base and wall levels, ceramic sink with filtered cold water tap and instant hot water tap, drainer inset to square edge wood worktop, Integrated oven and microwave, induction hob beneath extractor canopy, drawer style fridge, dishwasher and wine fridge. Tiled floor, light and ceiling spotlights and power points. Open to:

**Side Lobby** with uPVC double glazed windows to side and rear, polycarbonate roof, tiled floor and radiator. Open to:

**Utility** having uPVC double glazed window to rear aspect, square edge wood worktop with space and connections beneath for washing machine and dryer, tiled floor, ceiling light and power points. Wood glazed door to hallway and sliding door to:

**Cloakroom** with uPVC double glazed obscure window to side aspect. Low level WC, wash hand basin, ceiling light, tiled floor, wall tiles to half height.

**Front Landing** with carpeted floor, ceiling light and access to roof loft space. Doors to first floor accommodation.

**Bedroom 2** with uPVC double glazed window to front aspect; carpeted floor, radiator, ceiling light and power points.

**Family Shower Room** having uPVC double glazed obscure window to front aspect; shower cubicle with tiled surround, Mira electric shower over, wash hand basin inset to storage unit and low level WC. Mosaic tile effect flooring, heated towel rail, loft access hatch and ceiling light.





**Bedroom 3 / Office** with uPVC double glazed window to front aspect; carpeted floor, radiator, ceiling light and power points.

**Master Bedroom** having uPVC double glazed windows to side aspect; carpeted floor, radiators, ceiling light and power points. Doors to rear landing and to:

**En-suite Bathroom** having uPVC double glazed window to rear aspect; bath with tiled surround, shower cubicle with Mira sport electric shower over, board surround, wash hand basin inset to storage unit with mirror and light over and low level WC. Tiles to flooring and walls, heated towel rail and ceiling spotlights.

**Rear Landing** with uPVC double glazed window to rear aspect; carpeted floor, ceiling light and carpeted staircase down to utility.

## OUTSIDE

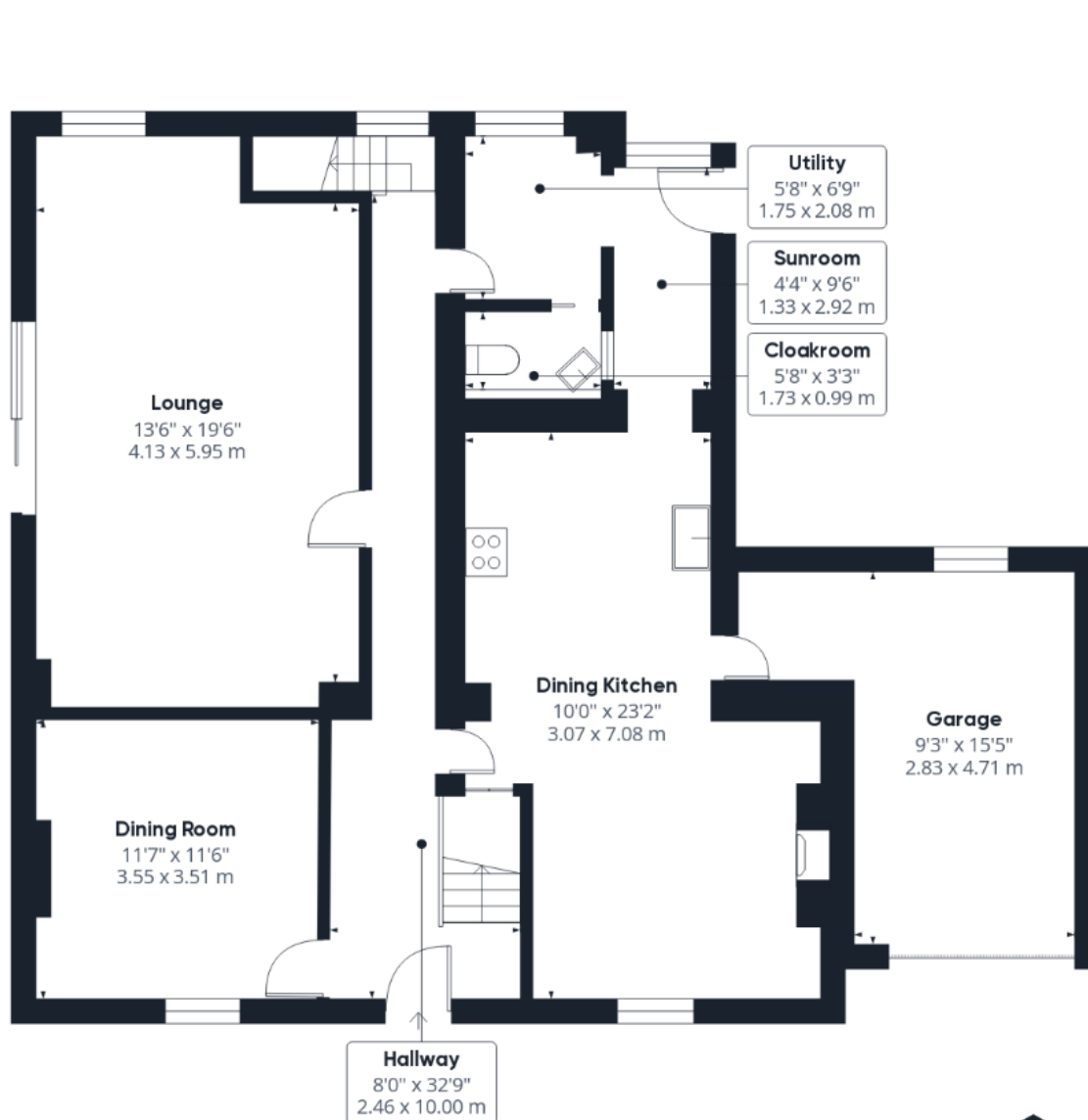
The property is approached to the front via a concrete driveway, providing off road parking and access to the **Garage** with up and over electric door to front, uPVC double glazed window to rear, free standing oil fired Worcester boiler, light and power. Tiled space with door leading to kitchen.

The front garden is laid to lawn with a paved patio seating space; and path running to the front door.

The property enjoys mature side and rear gardens with a range of trees, flowers and shrubs throughout, looking across towards beautiful rolling hills beyond. A paved patio sits to the side, enjoying sunlight throughout the day and covered by an electric co-operated awning and stands beside a stone chiminea. The garden is complete with a timber framed **Store, Greenhouse**, covered seating space and a beautiful timber garden barbecue house [available via further negotiation] with bench seating and central fireplace / stove.

Behind the garage is a useful gravelled storage space.





(1) Excluding balconies and terraces

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

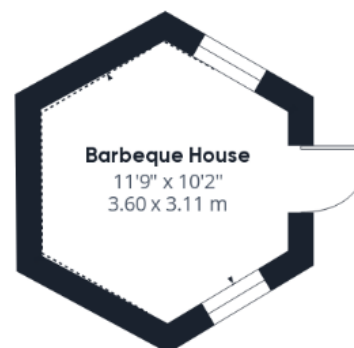
1942.32 ft<sup>2</sup>

180.45 m<sup>2</sup>

### Reduced headroom

7.77 ft<sup>2</sup>

0.72 m<sup>2</sup>



Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.





East Lindsey District Council – Tax band: D

ENERGY PERFORMANCE RATING- D

Oil fired heating – Private drainage system (shared)

**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.

**Please Note: Part of the land is rented from Brinkhill charity at a cost of £50 per annum. This arrangement has been in existence for over a hundred years, will continue to do so and was designed to raise monies for the poor of the village.**

**VIEWING:** By arrangement with the agent's Horncastle Office...

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