



BRITISH
PROPERTY
AWARDS

2024

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GOLD WINNER

ESTATE AGENT
IN HORNCASTLE



1 Dovendale Farm Cottages
Tathwell, Louth, LN11 9SA

BELL



1 Dovendale Farm Cottages

Tathwell

1 Dovendale Farm Cottages is a three-bedroom, semi-detached property enjoying beautiful hillside views and providing versatile accommodation including an attractive garden room. With gravelled front parking / garden space, lawn and patio to the rear and a paved garden area before the front door, external areas are child and pet friendly, secure spaces. High ceilings throughout contribute to the bright feel of this attractive home, which boasts a modern bathroom, exposed brick double-fronted fireplace to the kitchen and living room and a conservatory.

Tathwell is nestled within the rolling hills of the Lincolnshire Wolds National Landscape, with the well serviced market town of Louth with all its amenities approximately three miles away.



ACCOMMODATION

Entrance Hallway with uPVC double glazed front entrance door, light and multiple power points. With steps up to door leading to:

Dining Kitchen having uPVC double glazed windows to front and side aspects, light to ceiling. A good range of storage units to base and wall levels, sink and drainer set to roll edge worktop with space and connections for under counter washing machine, oven and four ring hob beneath extractor canopy. Tiled flooring, multiple power points, exposed brick surround to coal fire, door to under stairs storage space and door to:



Living Room having uPVC double glazed window to rear aspect; coal fire to brick surround with tiled stand, wood effect flooring, radiator, TV point, ceiling light and power points. Door to:

Hallway with wood effect flooring, ceiling light. uPVC double glazed obscure door to:

Conservatory having uPVC double glazed windows to sides and rear, patio door to side aspect; carpeted floor, wall lights and power points.

Up carpeted stairs with hand rail to: **First Floor**

Landing with carpeted floor, ceiling light and power points. Doors to first floor accommodation

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

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

Shower Room having uPVC double glazed obscure window to side aspect; shower cubicle with monsoon and regular heads over, wash hand basin set to storage unit and low level WC. Wood effect flooring, tiles to walls heated towel rail and ceiling light.

Bedroom 1 with uPVC double glazed windows to rear aspect; built in wardrobe storage space plus further storage cupboard carpeted floor, radiator, ceiling light and power points.

OUTSIDE

The property is approached to the front, through vehicle gates and to the spacious driveway, laid to gravel with mature beds to the border, fenced side boundary with hillside view beyond. A railed fence contains a paved patio space before the front, with wood door to garden store. A door from the entrance porch leads to a fuel store.





To one end of the front space is a timber shed; with path leading through personnel gate to the child and pet friendly, secure rear garden. Initially laid to patio paving, the rear is predominately set to lawn with mature flowers, trees and shrubs.

A timber framed **Studio / Workshop** provides versatile space off the patio, with light and power.



East Lindsey District Council – Tax band: A

ENERGY PERFORMANCE RATING: tbc



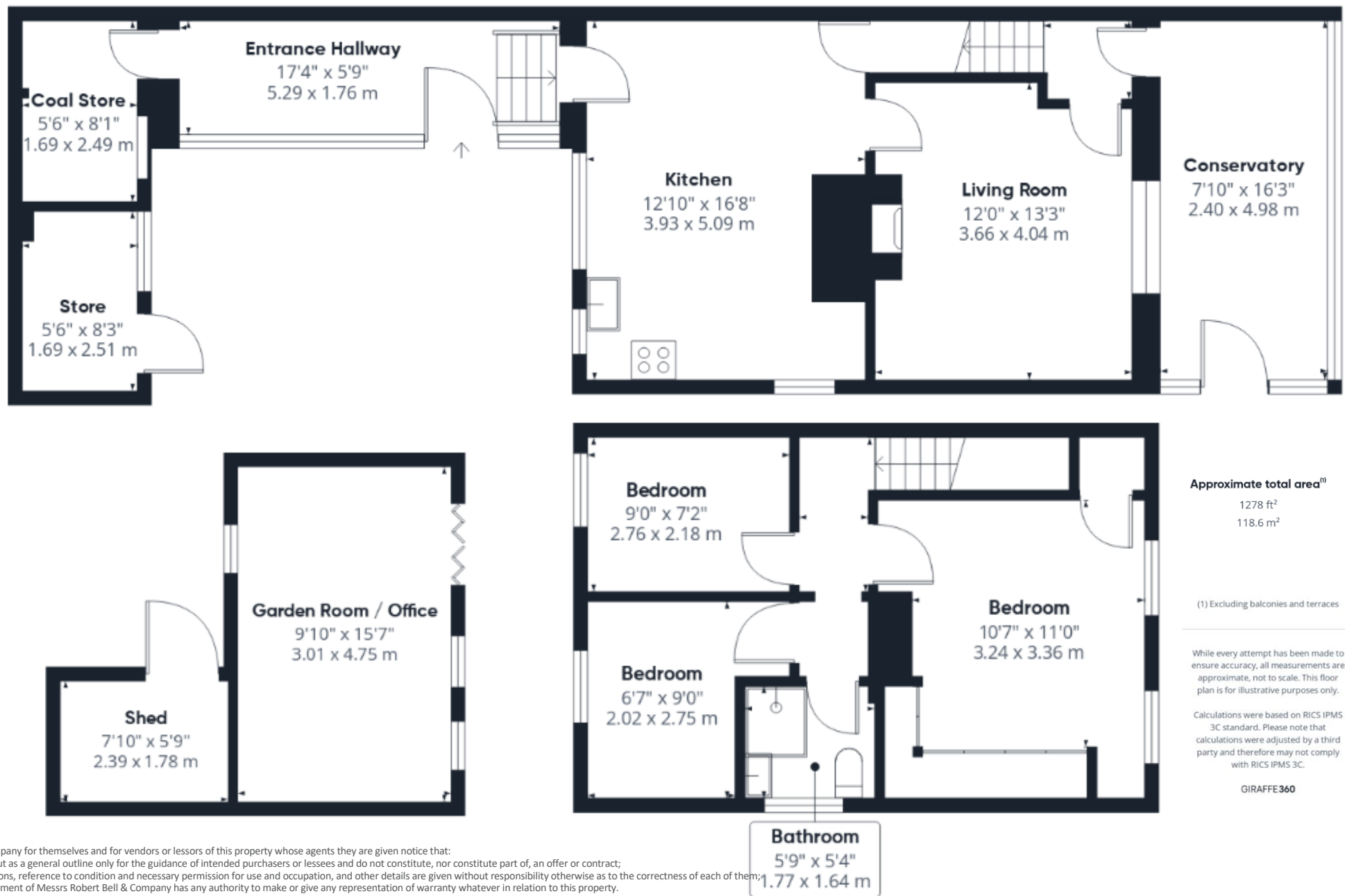
SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Horncastle Office

Old Bank Chambers, Horncastle. LN9 5HY
Tel: 01507 522222
Email: horncastle@robert-bell.org;
Website: <http://www.robert-bell.org>

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