



Bridge Farm Cottage

Timberland Fen, Lincolnshire LN4 3RG

£550,000

BELL
ROBERT BELL & COMPANY



Bridge Farm Cottage

Timberland Fen, Lincoln LN4 3RG

Lincoln – 15 miles

Grantham – 28 miles (with East Coast rail link to London)

Boston – 19 miles

Woodhall Spa – 5 miles

(Distances are approximate)

Situated along a single track road with no immediate neighbours and far reaching views over open countryside, an ideal spot to enjoy the famous Lincolnshire sunsets. Originally three farm workers cottages now thoughtfully converted into a superb family home providing a wide range of spacious accommodation including four bedrooms, two large reception rooms, conservatory and stylish dining kitchen. Outside there is ample parking for many vehicles and the gardens have been attractively landscaped with an extensive variety of ornamental shrubs to borders. The shopping, social and educational facilities can be found within the nearby inland resort of Woodhall Spa and the Historic City of Lincoln a short drive away. A viewing is highly recommended to fully appreciate the accommodation and setting on offer.



Accommodation

Entrance into the property is gained through a UPVC door leading into:

Entrance Lobby

With tiled flooring, cloak hooks to one wall and glazed panel door to:



Dining Kitchen 22' 4" x 13' 0" (6.80m x 3.96m)

A dual aspect room with half the room providing a wide range of stylish fitted units comprising one and a half sink with mixer tap and 'Quooker' instant hot water tap inset to granite worksurface over base units including integral 'Neff' dishwasher, 'Neff' double oven and four ring electric hob, wall mounted cupboards above and filter hood over the hob. There is a granite covered central island unit over further base units, space for slot-in fridge freezer and pull-out larder cupboard and drawers. The remaining area of the room accommodates space for a large dining table having cast iron stove. There is tiled flooring with underfloor electric heating, ample power points, glazed panel door to living room and door to:

Utility Room/Rear Lobby

With space and plumbing for washing machine, radiator, power points, UPVC door to the rear garden and door to:

Cloakroom

With a low-level WC and pedestal wash hand basin.

Living Room 22' 3" x 16' 6" (6.78m x 5.03m)

A large dual aspect room having feature open fire place set to decorative surround, oak wood flooring, radiator and power points. There are UPVC double doors to conservatory and glazed panel door to:

Sitting Room 22' 2" x 16' 4" (6.75m x 4.97m)

A triple aspect room with cast iron stove set to tiled hearth, oak wood flooring, radiator and power points, deep walk-in storage cupboard and UPVC double doors to:

Conservatory 19' 5" x 11' 8" (5.91m x 3.55m)

Overlooking the rear garden and having air conditioning unit, tiled flooring, power points, UPVC patio doors to the rear garden and having UPVC double doors returning to the living room. The conservatory and two reception rooms have been thoughtfully designed for modern living.

First Floor

Landing

With power points and doors to four bedrooms and two bathrooms in order of size as follows.

Bedroom 1 16' 5" x 12' 0" (5.00m x 3.65m)

With far reaching rural views over open countryside and having two built-in full height double wardrobes, radiator and power points.





Bedroom 2 15' 3" x 12' 0" (4.64m x 3.65m)

With double aspect providing rural views and having two full height double wardrobes, wash hand basin over vanity cupboard, radiator and power points.

Bedroom 3 16' 7" x 11' 10" (5.05m x 3.60m)

With far reaching rural views and having two full height double wardrobes, wash hand basin over vanity cupboard, radiator and power points.

Bedroom 4 14' 0" x 6' 9" (4.26m x 2.06m)

With rear aspect over the garden and having two built-in full height storage cupboards, radiator and power points.

Bathroom 1 13' 6" x 9' 11" (4.11m x 3.02m) main of irregular shaped room

Being fully wall tiled and having a suite consisting corner 'spa' bath, shower cubicle, pedestal wash hand basin and a low-level WC. There is a deep built-in airing cupboard, tiled flooring, ceiling spot lights and radiator.

Bathroom 2 16' 4" x 6' 6" (4.97m x 1.98m)

Being fully wall tiled and having a white suite comprising free standing bath, tiled shower cubicle, pedestal wash hand basin and a low-level WC. There is tiled flooring and radiator.

Outside

The property is approached over a gravelled driveway providing ample parking for many vehicles. The rear garden is mostly laid to lawn with an extensive variety of decorative shrubs and mature shrubs and trees to borders. Being off the conservatory is a large paved patio area and **Outbuilding 23' 0" x 6' 0" (7.01m x 1.83m)** separated into six equal sections, these were the original outbuildings for when the property was three cottages, two for each.

Further Information

Mains water and electricity with drainage to a private system. Oil fired central heating. Owned solar panels.

Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincolnshire LN9 6PH. Tel No: 01507 601111

DISTRICT COUNCIL TAX BAND = C

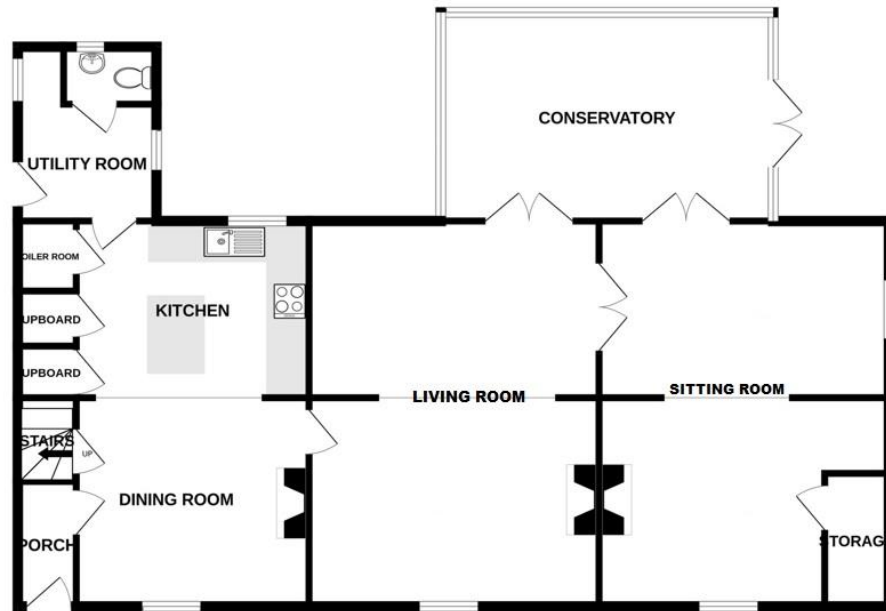
EPC Rating = D

Please Note: Front aerial photo taken approximately 2013

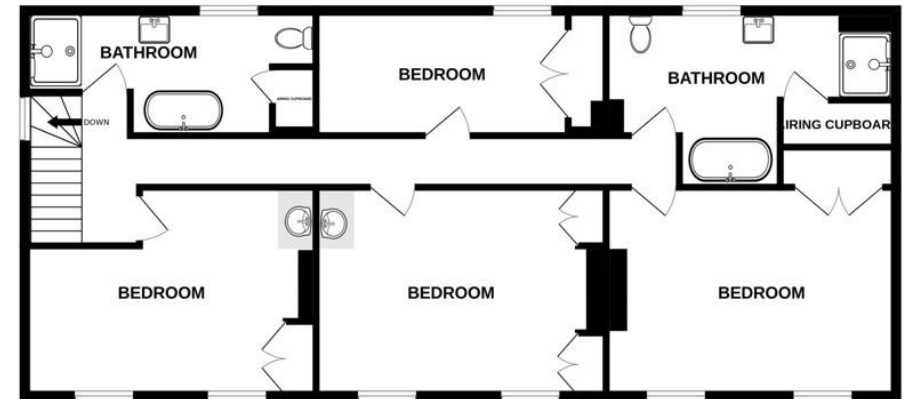




GROUND FLOOR
1353 sq.ft. (125.7 sq.m.) approx.



1ST FLOOR
1056 sq.ft. (98.1 sq.m.) approx.



TOTAL FLOOR AREA : 2410 sq.ft. (223.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

The agents have not been privy to the contents of the Title of the property and cannot in any way formerly confirm the boundaries of the property or the existence of any Covenants, Easements or Rights of Way, which might affect it. Any plan shown in this brochure is purely presented as a guide and all boundaries and area measurements presented, subject to survey, **will** require further verification. We formally instruct you to speak to our client's solicitors in regard to all of these matters.

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