



The Thatch

Station Road, South Willingham, Market Rasen, Lincolnshire. LN8 6 NG





The Thatch, South Willingham

This is a delightful Grade II Listed thatched cottage, standing within 0.33 acre (sts) grounds in the village of South Willingham on the edge of the Lincolnshire Wolds an Area of Natural Outstanding Beauty.

The accommodation displays charm and character with exposed ceiling beams, stone wall with inset Inglenook fireplace to sitting room and cottage style doors.

The grounds to the rear are laid to lawn with inset mature trees, seating area with paved and gravel pathways and summerhouse. Double garage to frontage with good size area of gravel parking.

A formal viewing is highly recommended.

ACCOMMODATION

Entrance Lobby having attractive oak feature front entrance door with obscure glazed panel, attractive floor tiling, radiator and power points. Pine panelled cottage style braced doors through to:

Bedroom/Lounge having a very pleasant easterly outlook over the driveway and the grounds; radiator, electric panel heater, wall light fittings and power points.

Downstairs Bathroom very attractively appointed with freestanding ball and claw bath with shower fitting, shower screen and accompanying wall tiling above, cantilevered wash hand basin and low-level WC. Tiling in part to dado rail height, ladderback style radiator/towel rail, radiator, wall mounted toiletry cabinet, access to roof space and inset ceiling spotlight fittings.





Sitting Room full of character with a northerly outlook out over the grounds; eye-catching stone feature fireplace with copper canopy over the hearth, exposed ceiling beams and joists, radiator TV aerial point, wall light fittings and power points. Open archway and step down into:

Dining Room a delightful room with southerly and northerly outlooks over the grounds; an illuminated inglenook fireplace to one end with raised flagged hearth, exposed ceiling beams and joists, appealing open return staircase up to first floor, flagged tiled floor, radiator and power points. Open archway and step down into

Kitchen enjoying dual aspects, appointed to an appealing country style having Belfast sink with cupboard space below and adjoining oak/beach fitted worksurface on one side with concealed refrigerator, additional drawer and cupboard space beneath. To the opposite side of the sink unit is an incised drainer. The work surface extends around the adjoining walls with concealed dishwasher, an excellent range of drawer and cupboard space, concealed laundry white good beneath, space between units for a Range style cooker and above a china cabinet unit. There are exposed ceiling joists and wall beams, secret ceiling hatch to first floor attic room, tiled floor, electric wall panel heater and power points.

First Floor

Landing with exposed roof purlins and sloping ceiling levels, pine cottage style braced panel doors through to bedroom accommodation.

Bedroom having a westerly outlook; sloping ceiling levels, fitted pine wardrobe to one corner, exposed beams, radiator and power points.

Bedroom with a very pleasant southerly outlook over the driveway and into the grounds; sloping ceiling levels with exposed roof purlins and ridge, electric panel heater, ceiling spotlight fitting and power points.

Attic Room accessed via the ceiling hatch from the ground floor. Steps/ladder required, utilised for storage; window overlooking the grounds to the south and light fitting.





OUTSIDE

The cottage stands in a very discreet and private location in the heart of the village and is approached from the lane through double five bar gates to the driveway running up and around into the grounds. There is a large gravel driveway area adjoining the southern and eastern elevations of the cottage which provides more than ample parking for family and visitors as well as access to the detached **Double Garage** with double up and over doors, Worcester Greenstar Heatslave 12/18 oil fired boiler to one corner, fluorescent lighting strip and power points.

Set to the south eastern corner of the grounds adjoining the driveway is a substantial attractive paved patio area with **Summerhouse**, raised stone flowerbeds with box hedging, buddleia, ornamental conifers and more. There is a gravel pathway running across the eastern elevation of the cottage to a small picket gate providing access through to the northern garden area which has been laid to lawn and flowerbed/borders containing a wide variety of attractive mature shrubs and flowering plants. To the western elevation of the cottage walk-through area through to the double garage and driveway with raised flowerbed/border containing mint, herbs such as fennel and another attractive shrubs. To the south of the garage and from the driveway, there are steps up to the main garden area which is of good proportions and sheltered by mature sycamore, cherry, yew, holly and fruit trees which are in part in situ to the lawn.

The gardens as a whole is surprisingly private and sheltered with a glimpse in winter through the trees towards the village church to the south. Various exterior security light fittings



East Lindsey District Council

Oil fired central heating.

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.

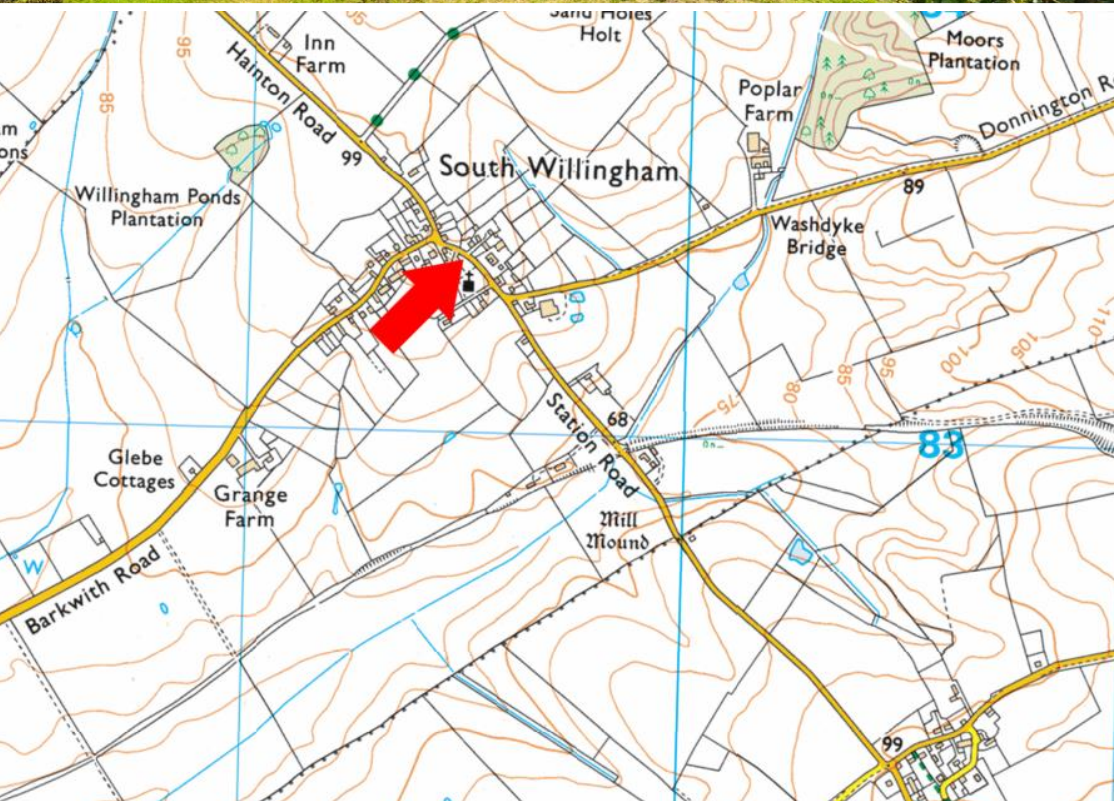
VIEWING: By arrangement with the agent's Lincoln office, 43 Silver Street, Lincoln, LN2 1EH.

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