



**Tass Cottage, Far End,  
Boothby Graffoe**



3



2



2

**£375,000**

- Cliff Village Location
- Detached Cottage
- Three Bedrooms
- Bathroom & Shower Room
- Lounge & Dining Room
- Kitchen with Integrated Appliances
- Gas Central Heating
- EPC rating TBC





Three Bedroom Detached Cottage boasting cliff top views and country living in the highly sought after idyllic village of Boothby Graffoe. The property benefits from (ft)double aspect lounge with log burner and french doors, double aspect bedrooms and two bathrooms. With mature gardens to the front and rear, this Cottage is perfectly situated on the verge of the Viking Way trail.

Property briefly comprises entrance porch, entrance hall with storage and W/C, double aspect lounge, kitchen with integrated appliances and double doors through to the dining room. To the first floor a large landing, three double bedrooms and two bathrooms. The garage benefits from electrics and access to the rear while the driveway offers space for three cars comfortably. There are well maintained mature gardens to the front, side and rear.

### Entrance Hall

Leading from the porch with front door, access to WC, lounge, kitchen and stairs.

### Lounge

21'7" x 12'11" (6.6m x 3.9m)

With a window to the front aspect, two windows to the side aspect, french doors leading to the rear garden and a multifuel log burner.



## WC

With a vanity unit with wash hand basin over, WC and radiator.

## Kitchen

14'1" x 12'5" (4.3m x 3.8m)

With windows to the front and side aspect, a range of wall and base units with worktops over, fitted oven, hob, stainless steel sinks with drainer unit, fitted fridge/freezer, room for washing machine, tiled flooring and french doors leading to the dining room.

## Dining Room

14'1" x 12'5" (4.3m x 3.8m)

With french doors leading to the rear garden and tiled flooring.

## First Floor Landing

With access to stairs, bathroom and shower room.

## Bathroom

6'8" x 8'8" (2m x 2.6m)

With a panelled bath, WC, wash hand basin, heated towel rail and tiled flooring.

## Bedroom One

12'10" x 11'8" (3.9m x 3.6m)

With windows to the front and side aspect and tiled flooring.





### Bedroom Two

12'4" x 10'1" (3.8m x 3.1m)

With windows to the front and side aspect and tiled flooring.

### Bedroom Three

9'4" x 12'11" (2.8m x 3.9m)

With a window to the side aspect and tiled flooring.

### Shower Room

7'1" x 6'3" (2.2m x 1.9m)

With a walk in shower, WC, wash hand basin and heated towel rail.

## Garage

18'3" x 10'1" (5.6m x 3.1m)

With garage door to the front aspect and door to the rear aspect, storage space and water tank.

## Outside

A mature garden with a lawn surrounded by mature shrubs and a pathway, two storage sheds and a pond.

## Agent Note

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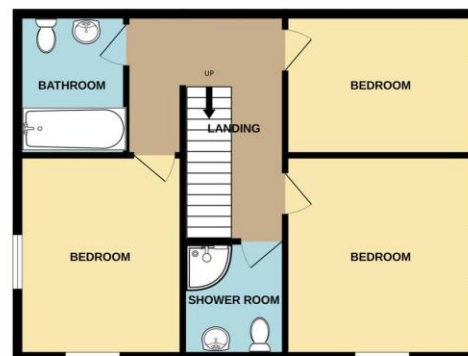


# Floorplan

GROUND FLOOR  
865 sq.ft. (80.3 sq.m.) approx.

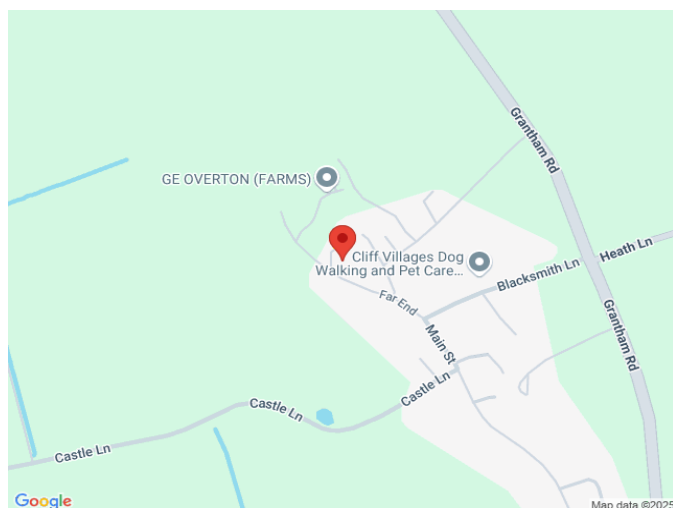


FIRST FLOOR  
586 sq.ft. (54.5 sq.m.) approx.



TOTAL FLOOR AREA : 1451 sq.ft. (134.8 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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