



Chapel Lane, Manby, Louth, LN11 8HQ

Charming Character cottage | Beautiful mature gardens | Peaceful setting | Potential for further improvement

Popular village location | Grade II Listed | EPC - NA |

Asking Price: £320,000

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Chapel Lane, Manby, Louth, LN11 8HQ

We are delighted to offer for sale this charming Grade II listed character cottage which benefits from larger than average gardens and several versatile outbuildings. The cottage retains many original features and has been restored and extended over the years whilst keeping to its original charm and character. Situated down a quiet country lane within the popular village of Manby

The property briefly comprises of breakfast kitchen, two sitting rooms, large games rooms, bathroom, separate shower room, with two double bedrooms upstairs.

The property briefly comprises of breakfast kitchen, two cosy sitting rooms with beamed ceilings and inset fireplaces, a large games room which has potential for a variety of uses, bathroom, and separate shower room. On the first floor there are two double bedrooms with gable windows facing out onto the gardens.

Outside the cottage has beautiful gardens partly laid to lawn with several raised vegetable beds and several beds and borders with mature shrubs, trees and plants. There is a wooden summer house and 2 large greenhouses. The garage is tandem and has a further 2 large timber sheds attached. There is a charming south facing patio seating area partly paved with an original brick well and dwarf ornamental brick wall surrounding.

ACCOMODATION

Access to the property is via a side pathway leading to:

KITCHEN

4.44m (14' 7") x 3.48m (11' 5")

Wooden part glass entrance door leading to entrance lobby and further sliding door leading to the kitchen. Range of base units and wall units with complimentary work surfaces over, wood effect laminate flooring, radiator, ceramic sink with drainer and chrome mixer tap over, space for oven, space for slim line dishwasher, space and plumbing for washing machine, space for fridge freezer, triple aspect timber frames double glazed windows to front, side and rear elevation. electric fuse box, coving to ceiling.



FIRST SITTING ROOM

4.55m (14' 11") x 4.01m (13' 2")

Secondary glazed timber framed window to front elevation, beams to ceiling, original timber framed window to rear elevation, cast iron 'Yorkie Range' fireplace with slate surround and mantle with tiled hearth, built in storage cupboard with glass doors, Doors leading to first floor accommodation, and front entrance lobby with timber front door and built-in shelving.



SECOND SITTING ROOM

4.58m (15' 0") x 4.00m (13' 1")

Original timber framed window to rear elevation, secondary glazed timber framed sliding sash window to front elevation, radiator, beams to ceiling, tiled fireplace with wooden surround and mantle and tiled hearth, concealed built-in storage cupboard, exposed timber joists, door leading to entrance lobby and further doors to bathroom, shower room and games rooms.



BATHROOM

3.60m (11' 10") x 2.42m (7' 11")

White suite with wash hand basin, wooden panel bath, bidet, close coupled WC, beams to ceiling, built-in storage cupboard housing gas central heating boiler, extractor fan, timber framed window with obscured glass to side elevation, two inset mirrored alcoves with shelving.



SHOWER ROOM

2.10m (6' 11") x 1.95m (6' 5")

Timber framed window to side elevation, coving to ceiling, radiator, pedestal wash hand basin, close coupled WC, tiled shower cubicle with mains powered shower, extractor fan.



GAMES ROOM

7.62m (25' 0") x 3.62m (11' 11")

With 2 timber sliding sash windows to front elevation, coving to ceiling, loft access hatch, wall lights, 3 radiators with decorative wooden covers, tiled open fireplace with wooden surround and mantle and tiled hearth.



BEDROOM ONE

3.76m (12' 4") x 3.40m (11' 2")

With timber framed gable window to front elevation, built-in storage cupboards,



BEDROOM TWO

3.36m (11' 0") x 3.40m (11' 2")

With timber framed gable window to front elevation, built-in wooden storage cupboards.



OUTSIDE

Beautiful gardens partly laid to lawn with several raised vegetable beds and several beds and borders with mature shrubs, trees and plants. There is a wooden summer house and 2 large greenhouses the garage is tandem and has a further 2 large timber sheds attached. There is a charming south facing patio seating area partly paved with an original brick well and dwarf ornamental brick wall surrounding.



GARAGE AND OUTBUILDINGS

Tandem garage with power and lighting. 2 further large timber sheds.

SERVICES

Mains water, gas, drainage and electricity are understood to be connected. The agents have not tested or inspected the services or service installations and buyers should rely on their own survey

TENURE

The property is believed to be freehold and we await solicitors confirmation.

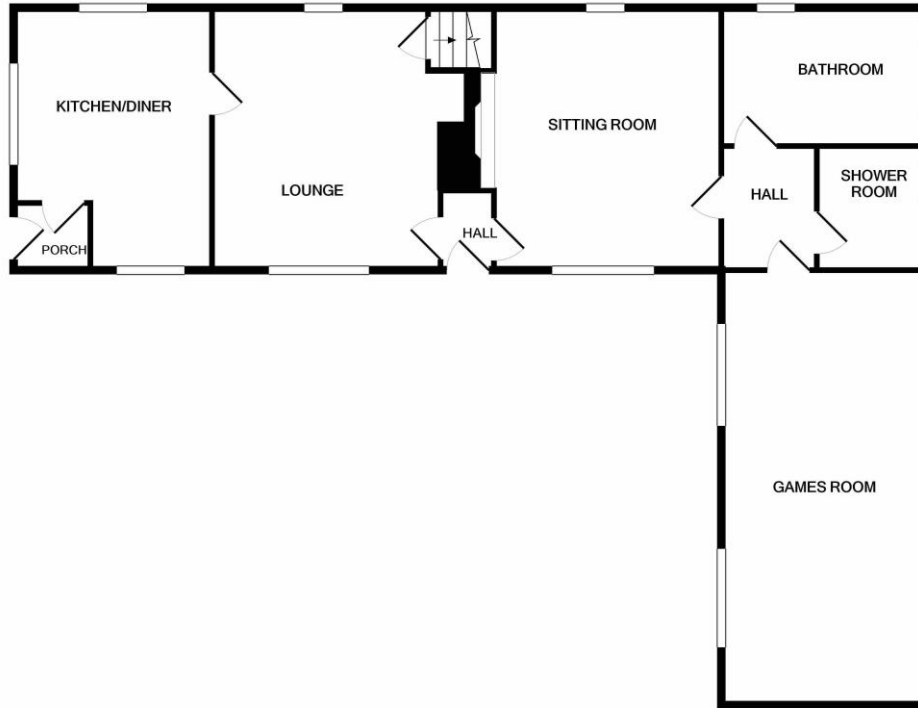
VIEWINGS

By prior appointment through Hunters Turner Evans Stevens Louth office. 01507 601633.

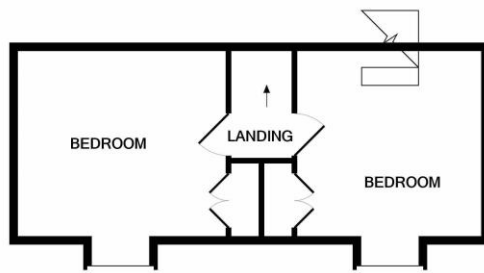
OPENING HOURS

Monday - Friday: 9.00am - 5.00pm
Saturday: 9.00am - 1.00pm

Chapel Lane, Manby, Louth, LN11 8HQ | £320,000



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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