



Ludford Road, Binbrook, Market Rasen, LN8 6DR

Detached English Cottage | Stunning Views | Lounge Diner | Breakfast Kitchen | Utility Room & Cloakroom | Conservatory | Four Double Bedrooms | Ensuite & Bathroom | Driveway |

Asking Price: £299,950

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We offer for sale, this quaint and charming English Cottage, situated within the picturesque Wolds Village of Binbrook, with stunning views of open countryside beyond. Converted from three cottages to create a good sized property with the added benefit of generously sized gardens and a variety of outbuildings.

Internally, the property briefly comprises a lounge diner, breakfast kitchen with a utility room and cloakroom off, a conservatory positioned off the back of the property with views of the rear gardens and open countryside beyond. To the first floor is four double bedrooms, a shower room off the main bedroom and a family bathroom.

Externally there are extensive rear gardens, a variety of outbuildings include a restored piggery, summer house with a pond and bridge, three greenhouses, a timber shed and workshop.

Location

Binbrook is a desirable village situated in the heart of the Lincolnshire Wolds which is classified as an area of outstanding natural beauty. The village comprises a variety of amenities such as a primary school, village store and post office, tea rooms and a public house as well as a doctors surgery and public transport connections to Louth, Grimsby and Market Rasen.

ACCOMMODATION

CONSERVATORY

3.41m (11' 2") x 4.25m (13' 11")

Pleasantly positioned with views over the beautiful gardens and open countryside beyond. A brick base with triple aspect uPVC double glazed windows, lantern polycarbonate roof. Window into the utility room, French and side door to the gardens. Lino flooring.



BREAKFAST KITCHEN

5.74m (18' 10") x 3.72m (12' 2") max

A farmhouse style kitchen with a range of wall and base cupboards and drawers, with plate and wine racks cleverly fitted. Contrasting roll top worktops and cream splash backs. Integrated elective NEFF oven with a job over and extractor hood above, an inset composite sink and drainer with a swan mixer tap, plumbing for a dishwasher and space for an under counter fridge. Lino flooring, uPVC double glazed window to the front and French doors to the conservatory.



UTILITY ROOM

1.89m (6' 2") x 2.84m (9' 4")

Cleverly positioned off the breakfast kitchen with plumbing for an automatic washing machine and a base cupboard with roll top worktops over. UPVC partially obscured double glazed door to the rear gardens. Radiator, Lino flooring, space for a fridge freezer, wall cupboards and shelving.



W.C

0.85m (2' 9") x 1.89m (6' 2")

With a W.C, vanity hand wash basin with a mixer tap and cupboards below, tiled flooring, obscured uPVC double glazed window, tiled flooring and partially tiled walls.

LOUNGE DINER

7.49m (24' 7") max x 3.71m (12' 2") max

With a multi fuel burner to one end on a stone hearth, two uPVC double glazed windows to the front, chimney recess to the other end with a stone hearth, wooden surround and mantle and space for an electric burner, TV aerial point.



LOUNGE AREA



DINING AREA



STAIRS TO THE FIRST FLOOR

BEDROOM ONE

3.74m (12' 3") x 3.69m (12' 1")

With a uPVC double glazed window to the front and a radiator.



ENSUITE SHOWER ROOM

1.89m (6' 2") x 3.65m (12' 0")



BEDROOM TWO

3.66m (12' 0") x 3.68m (12' 1")

uPVC double glazed window to the front and a radiator.

BEDROOM THREE

3.65m (12' 0") x 3.70m (12' 2")

Providing access to the main bedroom and bedroom four, with a uPVC double glazed window to the front and a radiator. Currently used as a study.



BEDROOM FOUR

3.75m (12' 4") x 1.87m (6' 2")

With a radiator and uPVC double glazed window to the rear.



BATHROOM

2.91m (9' 7") x 1.79m (5' 10")

With a wooden panelled bath having single taps and tiled splash backs, pedestal sink with single taps and tiled splash backs, airing cupboard with the hot water tank, heated towel rail/radiator and a further radiator. Part panelled walls, uPVC double glazed window, extractor fan and space for a mini tumble dryer.



OUTSIDE

FRONT GARDENS

To the side of the property is a gravelled driveway providing off street parking for a number of vehicles, a timber gate provides access to the rear gardens and main entrance.

REAR GARDENS

With picturesque rear gardens enjoying views of open countryside beyond. Stepping stones lead down to the bottom of the garden through a variety of inset shrub and flower borders to a tranquil pond and bridge leading to the summer house. There is a timber shed and two coal bunkers off the back of the property, off the shed is a workshop measuring at 2.05m x 2.95m with power and lighting and a variety of shelving. at Beyond is an old restored piggery with power and lighting and a greenhouse. To the side is a further lawned garden through a pergola, benefiting from complete privacy, a vegetable patch and greenhouse. Fully enclosed by a mature hedge and fencing.





GENERAL:

SERVICES

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

TENURE

We believe this property to be freehold and await solicitors confirmation.

VIEWINGS

By prior appointment through Hunters Turner Evans Stevens office in Louth.

OPENING HOURS

Monday - Friday: 9.00am - 5.00pm

Saturday: 9.00am - 1.00pm

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