



# CROFTS ESTATE AGENTS

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Briar Rose Cottage Butt Lane  
Goulceby  
LN11 9UP

Offers in the Region Of £410,000

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### Property Description

Occupying a superb plot of approximately 0.4 acres, this attractive detached home is situated in the highly regarded Lincolnshire Wolds village of Goulceby, enjoying a peaceful setting between the popular market towns of Louth and Horncastle. Surrounded by open countryside, the property offers an ideal balance of village charm, generous space and modern, energy-efficient living. The accommodation is both well planned and versatile. To the ground floor is a welcoming lounge, providing a comfortable space to unwind, alongside a stylish kitchen-diner which forms the heart of the home and is perfect for everyday family life and entertaining. This opens into a bright conservatory overlooking the gardens, creating a wonderful additional living area. Practicality is well catered for with a utility room, ground floor WC and a useful workshop, ideal for storage, hobbies or home working. To the first floor are three well-proportioned bedrooms, all served by a modern family bathroom, offering comfortable accommodation suitable for families, couples or those seeking extra space. Externally, the property stands within beautifully maintained gardens, providing a high degree of privacy and ample outdoor space for relaxation, recreation or gardening. The generous plot enhances the sense of tranquillity while making the most of the surrounding rural

views. Further benefits include an electric air source heat pump, solar panels with battery storage, contributing to improved energy efficiency and lower running costs. This is a rare opportunity to purchase a spacious and well-presented home in a desirable Wolds village location.

### Entrance Hall

Entering through the entrance porch the hall reveals a radiator and a carpeted floor.

### WC

8' 3" x 5' 10" (2.52m x 1.79m)

The WC has an opaque window to the rear elevation, a radiator and a carpeted floor. There is also a WC, basin and a built in cupboard.

### Lounge

21' 3" x 12' 0" (6.47m x 3.66m)

The lounge has tri aspect windows, coving to the ceiling, two radiators and a carpeted floor. There is also a wood burning stove.

### Kitchen/Diner

21' 0" x 11' 11" (6.39m x 3.64m)

The kitchen-diner has dual aspect windows to the front and rear elevation, a door to the conservatory, a radiator and laminate flooring. There is also a range of modern fitted units with plenty of

counter space, a ceramic one and a half sink and drainer, fridge-freezer, electric oven and hob with an extractor over. There is also a breakfast bar and space for a dining table and chairs.

### Conservatory

9' 2" x 13' 4" (2.80m x 4.07m)

The conservatory has dual aspect windows to the rear and side elevation, French doors to the side and a tiled floor.

### Utility room

12' 8" x 8' 5" (3.87m x 2.57m)

The utility room has a window to the rear elevation, door and window to the conservatory, a radiator and a tiled floor. There is also a sink and drainer and plumbing for a washing machine.

### Workshop

18' 4" x 8' 10" (5.60m x 2.70m)

The workshop has a window and door to the front elevation, a window to the side and electrics.

### First Floor Landing

The first floor landing has a carpeted floor and a built in storage cupboard.

### Bedroom One

9' 11" x 13' 1" (3.03m x 3.99m)

Bedroom one has a window to the front elevation, a radiator and a carpeted floor. There are also built in wardrobes.

### Bedroom Two

10' 0" x 12' 0" (3.04m x 3.65m)

Bedroom two has a window to the front elevation, a radiator and a carpeted floor.

### Bedroom Three

6' 6" x 12' 0" (1.99m x 3.66m)

Bedroom three has a window to the rear elevation, a radiator and a carpeted floor.

### Bathroom

6' 4" x 0' 6" (1.93m x 0.15m)

The bathroom has a window to the rear elevation, a radiator and vinyl flooring. There is also a superb white suite with a WC, , basin and a P shaped bath with a glass screen and mains shower.

### Outside

Approaching the property over the stream with a driveway leading up towards to the property and revealing an abundance of off road parking. There is also a large area to grow your own fruit and vegetables. A large lawn is ideal for a family with established trees and shrubs, To the rear and side there are further spaces with lawns, sheds and practical spaces.



**Tenure**

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

**Services**

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

**Broadband and Telecom Communications**

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>



### Viewings

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

### Council Tax Information

Band D: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)

### Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk) seven days a week to arrange for your free valuation.

### Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

### Mortgage and Financial Advice

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

*STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.*



**OPEN 7 DAYS A WEEK**

Monday to Friday  
Saturday  
Sunday

9am to 5.30pm (Tuesday opening 9.30am)  
9am to 3.00pm  
11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR  
95.6 sq.m. (1030 sq.ft.) approx.

1ST FLOOR  
44.1 sq.m. (475 sq.ft.) approx.



TOTAL FLOOR AREA: 139.8 sq.m. (1504 sq.ft.) 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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