



East Bank Cottage

Thorpe-le-Vale

M A S O N S

— SINCE 1850 —

East Bank Cottage

Thorpe-le-Vale
LN8 6AR



Tranquil rural location

Sympathetically renovated to a high
modern standard whilst retaining its
original character

Two well-proportioned double bedrooms

Set alongside a substantial private lake and
mature woodland, offering a unique and
peaceful countryside setting

Modern kitchen, with exposed brick features

Attractive detached country cottage

Accessed via a private lane in the heart of the Lincolnshire Wolds, this charming two-bedroom detached cottage occupies an exceptional countryside setting adjacent to a substantial private lake and mature woodland. With no immediate neighbours, the property enjoys an outstanding level of privacy, offering a peaceful environment surrounded by an abundance of wildlife and picturesque rural scenery. Ideal for those looking to embrace a quieter pace of life, this unique home combines the tranquillity of its location with well-considered, modern living. Having been sympathetically renovated throughout, the cottage has been finished to a high standard while carefully retaining the character and charm expected of a home of its age. Externally, a generous driveway provides ample parking, complemented by a substantial workshop, adding further versatility and practicality to this delightful countryside retreat.

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Beautifully appointed, the kitchen seamlessly blends contemporary finishes with the character and charm expected of a traditional country cottage. The striking exposed brick chimney breast forms the focal point of the room, creating a distinctive feature that enhances its warm and inviting atmosphere. Complemented by solid oak worktops and a classic Belfast sink, the kitchen has been thoughtfully designed to balance timeless character with modern practicality. A comprehensive range of integrated appliances, including an electric hob, oven, microwave, dishwasher, wine cooler, fridge and freezer, provides everything required for modern living while maintaining a sleek, uncluttered appearance. Benefitting from a dual-aspect orientation, the room is bathed in natural light throughout the day, creating an inviting space from which to enjoy views across the surrounding grounds.

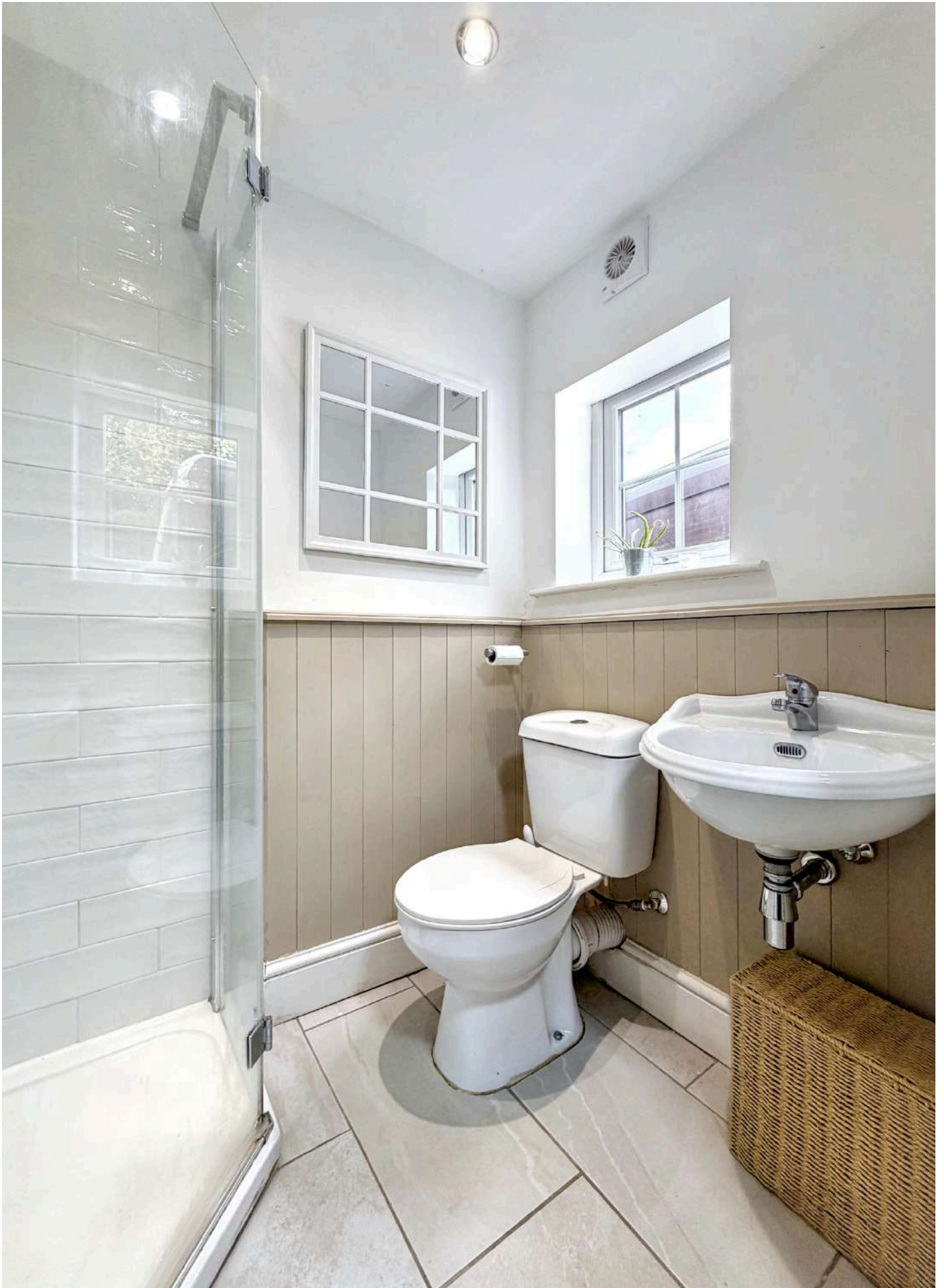




The dining room is a well-proportioned reception room that flows naturally through to the main lounge, creating a practical and versatile living space. A traditional Victorian range provides an attractive focal point, complemented by bespoke built-in shelving that enhances both the character and functionality of the room. The bay window allows plenty of natural light to fill the space, creating a bright yet comfortable setting. Combining original features with a well-balanced layout, the dining room is ideally suited to both everyday family life and more formal occasions, while maintaining the charm and character found throughout the cottage.









The principal lounge is a spacious and inviting reception room, enjoying a triple-aspect design that fills the space with natural light while offering delightful views across the surrounding countryside. A log-burning stove provides a warm focal point, enhancing the room's welcoming atmosphere and complementing the cottage's character. Generous in size yet retaining a cosy feel, the lounge offers a superb space to relax throughout the seasons, with its picturesque outlook creating a seamless connection to the beautiful rural setting beyond.

Continuing through from the principal lounge, the hallway provides access to the rear of the property and further enhances the practical layout of the home. From here, there is a door leading to the rear garden, together with a versatile area that offers excellent potential to be utilised as a dedicated utility room, subject to individual requirements. Also located off the hallway is a well-appointed ground floor shower room, complete with a walk-in shower, wash hand basin and WC, providing added convenience for both everyday living and visiting guests.





The principal bedroom is a generous double room, benefitting from a dual-aspect design that allows plenty of natural light to enter whilst enjoying attractive views across the surrounding countryside. A built-in storage cupboard provides useful additional storage, making excellent use of the available space. Well-proportioned and well-presented throughout, the room offers a comfortable principal suite that complements the peaceful setting of the property.



The first-floor landing is a charming space in its own right, enhanced by a feature window with a deep window ledge, creating the perfect spot for a reading nook or a quiet place to enjoy the surrounding countryside views. From the landing, access is provided to the family bathroom, a generously proportioned room fitted to serve the needs of the home, together with a useful built-in linen cupboard offering excellent additional storage and helping to maximise practicality.



The second bedroom is a well-proportioned double room, offering a comfortable and versatile space suitable for a range of uses, whether as a guest bedroom, home office or additional reception space if required. Benefitting from a built-in storage cupboard, the room provides useful everyday practicality whilst maintaining a spacious feel. Well-presented and in keeping with the character of the property, it is an ideal addition to this charming country home.







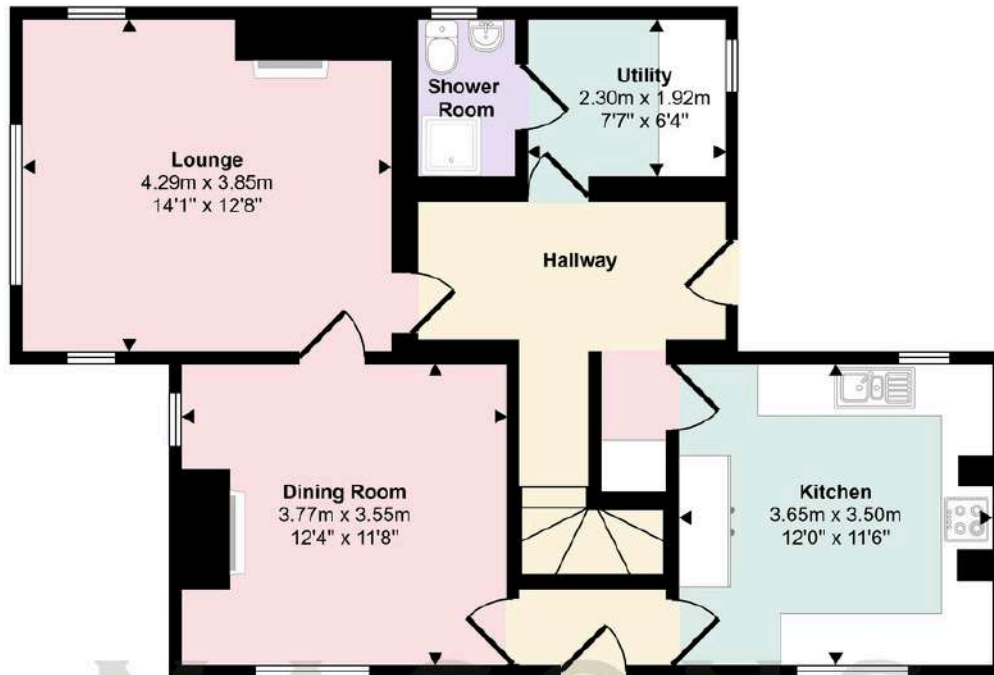
The outside space is undoubtedly one of the property's most impressive features, offering an exceptional combination of privacy, practicality and an enviable rural setting. Accessed via a private lane in the heart of the Lincolnshire Wolds, the cottage occupies a secluded position adjacent to a substantial private lake and mature woodland, with no immediate neighbours. Surrounded by unspoilt countryside and an abundance of wildlife, the setting provides a rare opportunity to enjoy complete tranquillity, making it an ideal retreat for those looking to embrace a quieter way of life.

The property sits within a generous plot of approximately 0.3 acres, offering excellent versatility and scope for a variety of future uses, subject to the necessary planning permissions. An extensive driveway provides comfortable parking for around 15 vehicles, making it particularly well suited to collectors, those with motorhomes or caravans, or businesses requiring substantial off-road parking, subject to any necessary consents. Positioned to the rear of the driveway, a substantial workshop offers further flexibility and is capable of accommodating two small vehicles, providing excellent storage or workspace. Combining an outstanding countryside location with exceptional outdoor space and future potential, this is a property that offers a lifestyle opportunity as much as it does a home.

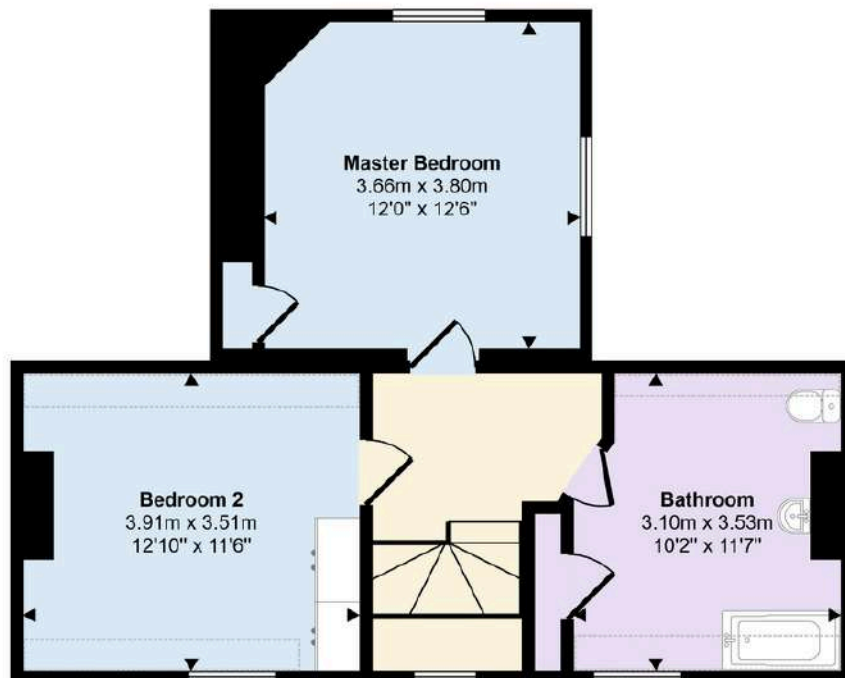




Approx Gross Internal Area
117 sq m / 1255 sq ft



Ground Floor
Approx 66 sq m / 712 sq ft



First Floor
Approx 50 sq m / 543 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like real items.

Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale.

The Lincolnshire Wolds and The Coast

Recognised as an Area of Outstanding Natural Beauty (AONB), the Wolds is ideal for those who appreciate outdoor activities like walking, and cycling with miles of scenic trails and bridleways weaving through its charming villages and farmland. Towns and villages like Louth, Market Rasen, and Alford offer a blend of rural charm and modern convenience, with a strong sense of community, and an array of amenities, including shops, cafés, and pubs. The region is known for its excellent primary and secondary schools, making it particularly attractive for families.

Stretching for miles, the Lincolnshire coastline is home to stunning beaches, nature reserves, and picturesque villages, providing an ideal setting for those seeking a more relaxed, rural lifestyle. Areas like Skegness, and Mablethorpe offer thriving local communities, great schools, and a variety of amenities. The region's natural beauty, including the renowned Gibraltar Point National Nature Reserve, makes it perfect for outdoor enthusiasts, with opportunities for walking, birdwatching, and cycling.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band C

Services Connected

We are advised that the property is connected to mains electricity and water via a metered supply whilst drainage is to a private system, but no utility searches have been carried out to confirm at this stage. Oil central heating system and uPVC double-glazed windows.

Tenure

Freehold

Location

What3words:///cares.denim.prepares

Directions

Follow the road up onto the Lincolnshire Wolds and after several miles, upon approaching Ludford village proceed around the sharp left bend and then take the right turning onto Binbrook Lane just before entering Ludford. Follow the lane, first around a right bend and then around a left bend. At the crossroads where unmade lanes lead off to the right and left, take the left lane and proceed down the hill until East Bank Cottage is found on the right side directly opposite the large range of farm buildings.

Agent's Note

The property benefits from a shared water supply with the neighbouring farm. Charges are calculated based on metered usage and are billed on a quarterly basis.

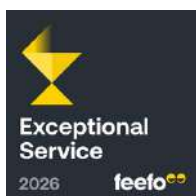
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