



Skylark Cottage

M A S O N S

— SINCE 1850 —

Skylark Cottage

High Bridge Road, Alvingham,
LN11 0QE



Rural location with no near neighbours

Approx. 0.35 acre plot (STS)

Four-bedroom detached cottage

Panoramic countryside views to all aspects

Large workshop and stable outbuildings

No forward Chain

Extensive gardens and ample parking

Requires refurbishment and modernisation

Private setting accessed via long driveway

A superb and rare opportunity to acquire this four-bedroom cottage in an rural setting with no near neighbours, occupying generous grounds of approximately 0.35 acres (STS) and enjoying outstanding views of open rolling countryside from all aspects. The accommodation briefly comprises an entrance porch, hallway/diner, lounge, dining room, utility room and kitchen, with four bedrooms and a family shower room to the first floor. While the property requires a full programme of refurbishment and modernisation, it presents a unique opportunity to create a home in an exceptional location. Externally, there are several outbuildings including a large workshop and stable, together with gardens surrounding the property.

The property benefits from a combination of uPVC and timber windows, a timber entrance door, and is heated via an LPG boiler with external tank.

The property has previously been subject to a subsidence claim, the cause of which has been rectified, with full documentation available upon request.

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Ground Floor

Access is gained via a timber entrance door into the front porch, which features a large storage cupboard. A further timber door leads into the entrance hall, with staircase rising to the first floor, carpeted flooring and a window to the front elevation.

The utility room has a side-facing window together with plumbing and electrics for white goods, and leads through to the fitted kitchen. The kitchen is equipped with a range of base and wall units, space for appliances, a double stainless-steel sink, windows to two elevations and a quarry-tiled floor.

The lounge is a superb dual-aspect reception room featuring an open-grate fireplace with cast-iron surround, carpeted flooring and shelving within the alcoves. Centrally positioned, the dining room enjoys a rear-facing window, houses the Worcester LPG boiler and provides an additional reception space.





First Floor

The landing features a window and four-panel timber doors leading to the bedrooms. The principal bedroom is a generous double with a large rear-facing window, built-in wardrobes and carpeted flooring. Bedroom Two overlooks the front and benefits from a fitted wardrobe, corner wash basin and loft access. Bedroom Three is a large single room, currently used as a study, with carpeted flooring. Bedroom Four is a single room with a rear-facing window and laminate flooring.

The family shower room is particularly spacious and comprises a wash hand basin, low-level WC, shower enclosure with Triton electric shower, tiled wet areas, ceiling spotlights, carpeted flooring and a front-facing window.





Outside

The property is approached via a shared driveway extending approximately half a mile, over which Skylark Cottage benefits from a right of way, leading to its private and secluded position. The driveway is not used by any other residential property and serves only farm field access.

A private driveway to the front provides ample parking for multiple vehicles. Mature hedging, trees and shrubs surround the property, offering excellent privacy. The main garden is predominantly laid to lawn and includes several fruit trees, while the rear garden is also lawned and houses the LPG tank. Along the front boundary is a substantial breeze-block-built workshop, suitable for use as a garage, with a corrugated roof and generous internal space. Adjacent is a large breeze-block stable with window and stable door to the front.

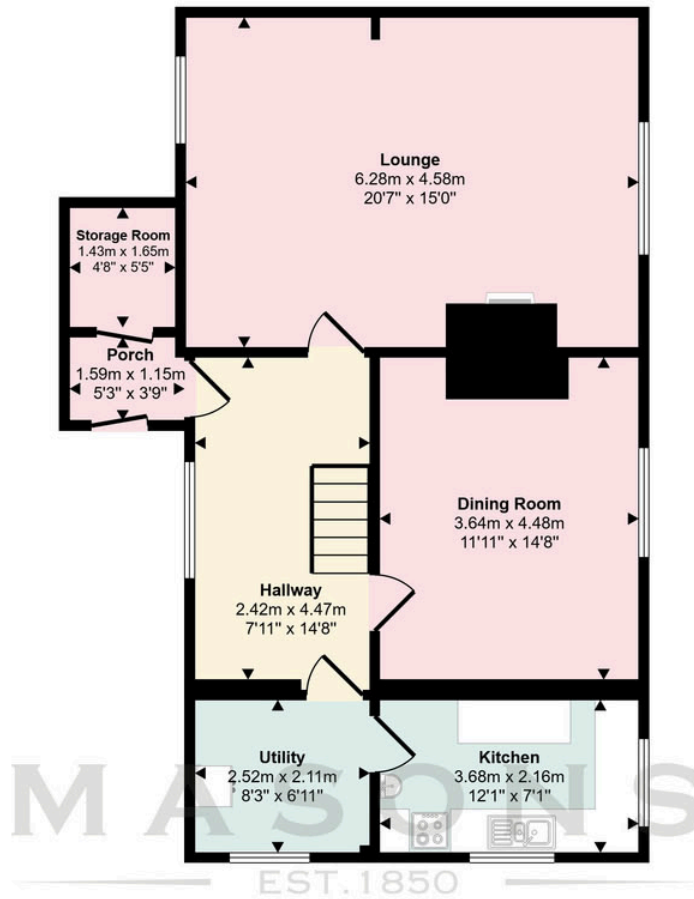




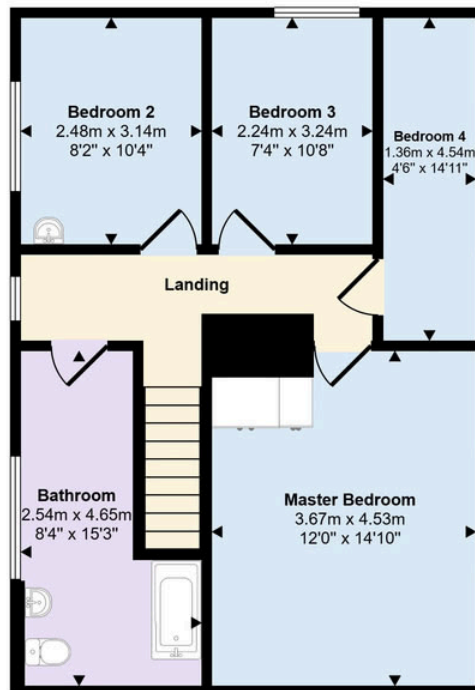




Approx Gross Internal Area
137 sq m / 1476 sq ft



Ground Floor
Approx 78 sq m / 842 sq ft



First Floor
Approx 59 sq m / 634 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.

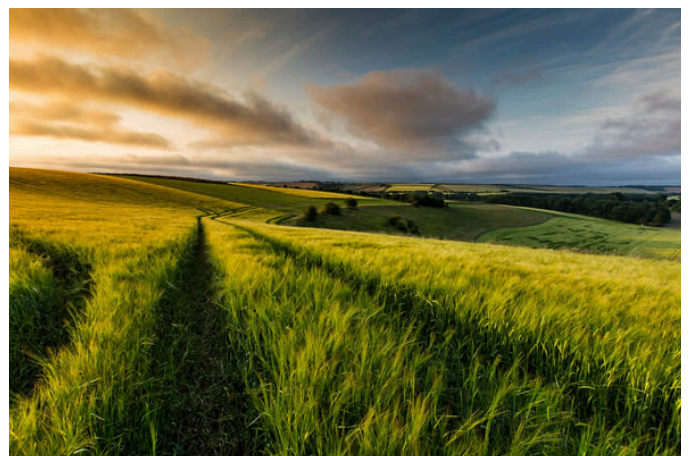
Alvingham

Country Charm

Alvingham is an attractive rural village within easy commuting distance of Louth, the coast and the Humber Bank. The Georgian market town of Louth is about 3 miles away and boasts a bustling atmosphere with a range of shopping and other facilities, whilst being renowned for the open-air markets and regular farmers markets. Lincoln is 30 miles to the west and boasts a variety of shopping, cultural and leisure activities in addition to its well respected university. This area of Lincolnshire is renowned for the quality of its grammar schools and in addition there is a range of prep schools in the area and the Lincoln Minster School. The nearby primary school at North Cockerington is highly regarded, as is the King Edward VI grammar school in Louth. The area has a wide range of sporting and recreational amenities including the Kenwick Park leisure centre on the Louth outskirts, the Meridian sports centre, a tennis academy, cinema, theatre and the Louth golf course.



Nearby, Louth is a vibrant market town that seamlessly blends history, culture, and natural beauty. Its bustling weekly markets, independent shops, and array of cafés, restaurants, and traditional pubs make it a hub of activity. Nestled on the edge of the Lincolnshire Wolds, the town offers easy access to scenic walks and bridleways, complemented by excellent leisure facilities, including a swimming complex, tennis academy, and golf club. Families benefit from highly regarded schools. Just seven miles from the picturesque Lincolnshire coast and the main regional business centres are in Lincoln (26 miles) and Grimsby (16 miles).



Louth

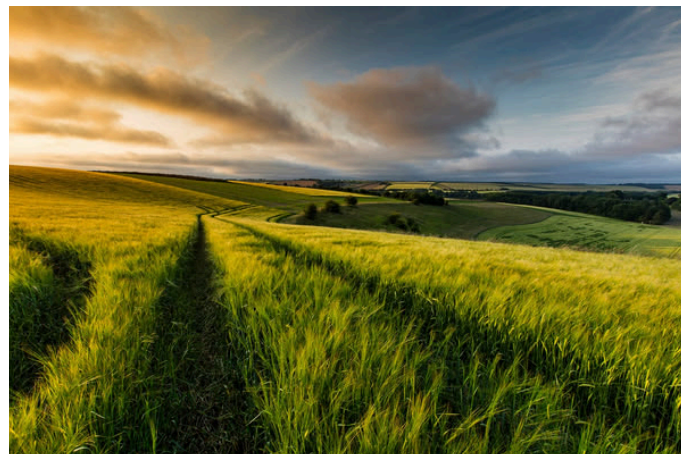
Vibrant Living in the Wolds

Known as the Capital of the Wolds, Louth is a vibrant and picturesque market town celebrated for its three bustling weekly markets and a year-round calendar of seasonal and specialist events. The town centre offers an impressive selection of cafés, restaurants, wine bars, and traditional pubs, perfect for relaxing and socialising. With its wealth of independent shops, a thriving theatre, and a cosy cinema, Louth provides a delightful blend of culture, entertainment, and local charm.

For those seeking an active lifestyle, Louth is perfectly positioned on the edge of the Lincolnshire Wolds, offering access to scenic country walks, bridleways, and rolling hills. The town is well-equipped with sports and leisure facilities, including a modern sports and swimming complex. Additionally, Louth boasts a tennis academy, bowls club, football club, golf club, and equestrian centre.

There are many highly regarded primary schools and academies including the King Edward VI Grammar which makes Louth perfect for growing families.

Just seven miles to the east lies the picturesque Lincolnshire coast, featuring nature reserves to the north and south. For business and commerce, the region is well-connected, with the main hubs located in Lincoln, 26 miles away, and Grimsby, just 16 miles to the north.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E		
21-38	F		
1-20	G	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 with private drainage but no utility searches have been carried out to confirm at this stage.

Tenure

Freehold

Location

What3words: ///reveal.maternal.hardback

Directions

On entering the village from Louth ignore the first left turn and take the second left turning into Church Lane which leads directly off the long right bend. After a short distance, turn left onto High Bridge Road and follow the road out of the village for around half a mile until you see a left turning onto a driveway signposted Skylark Cottage. Travel about half a mile along the drive to the property.

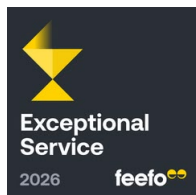
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