



BRITISH
PROPERTY
AWARDS
2024
★★★★★
GOLD WINNER
ESTATE AGENT
IN HORNCastle

Firsby Lodge

New Main Road, Scamblesby, Louth, Lincolnshire. LN11 9XH





Firsby Lodge, Scamblesby

Firsby Lodge is a three-bedroom Grade II property, with excellent Victorian extension, offering 18th Century cottage style accommodation complemented by 19th Century additions and recent renovation work to incorporate excellent modern furnishings and fittings. Occupying a generous plot (approx. 1/3 acre, sts) the property enjoys views to the front and rear across the rolling Lincolnshire Wolds landscape, with the patchwork of arable farmland providing a view to the rear which changes hue throughout the seasons. The gardens provide varied areas, with lawns; mature established plant beds and shrubbery throughout, gravelled seating area, and gravel driveway and turnaround plus garage, stores and workshop. Internal accommodation provides lounge, dining room, kitchen, bathroom, garden room, pantry, utility and whiskey room to the ground floor; three bedrooms and bathroom to the first.

Scamblesby lies within the designated Area of Outstanding Natural Beauty, with the well serviced market towns of Horncastle and Louth in close proximity.



ACCOMMODATION

Entered to the front through wood obscure single glazed door to:

Kitchen having a good range of modern kitchen units to base and wall levels, ceramic 1 1/2 sink and drainer inset to square edge worktop, space and connections for upright fridge



freezer, space for a Range cooker set to alcove with oak mantel. Tile effect flooring, ceiling beams, ceiling lights and power points. Door to garden room, bathroom and to:

Dining Room having wood single glazed sash window to front aspect; brick former fireplace with tiled hearth, carpeted staircase to first floor, ceiling beams, quarry tile flooring, electric heater, ceiling light and power points. Part glazed door to:

Lounge having wood single glazed bay window to front aspect; Victorian tiled fireplace, night storage heater, carpeted floor, TV point, ceiling light and power points.

Bathroom having wood obscure single glazed window to front aspect; bath with shower attachment inset to tiled surround, wash hand basin and low level WC. Wood effect flooring, night storage heater, copper style heated towel rail and wall lights.

Garden Room having wooden double glazed windows to rear aspect; carpeted floor, power points. Tile effect vinyl flooring to rear entranceway, wood single glazed window with feature shutters to kitchen, wood doors to utility and to Pantry with tile effect floor, shelving and storage unit and ceiling light. Wall mounted oil filled thermostat controlled heating.

Utility with wood double glazed window to rear and obscure single glazed door; a good range of modern units to base and wall levels, ceramic sink and drainer inset to square edge worktop with space and connections for freezer, under counter washing machine and dryer, Tile effect flooring, ceiling light and power points. Door to:

Whiskey Room with wood obscure double glazed windows to rear aspect; tile effect flooring, electric heater, power points and ceiling light. Insulated and independently controlled temperature setting.

First Floor

Landing with wood double glazed window to front aspect; carpeted floor, electric heater, ceiling light and power points. Doors to first floor accommodation.

Bedroom 2 with wood double glazed windows to front and rear aspects; carpeted floor, brick column to wall, night storage heater, ceiling light and power points. Door to:



Guest Bedroom with wood double glazed window to side aspect; carpeted floor, ceiling light and power points.

Bathroom having wood double glazed window to rear aspect; bath with Triton electric shower over inset to tiled surround, pedestal wash hand basin and low level WC. Built in airing cupboard, tile effect flooring, loft access hatch, wall mounted heated towel rail and ceiling light.

Master Bedroom with wood single glazed window to front aspect; carpeted floor, night storage heater, ceiling light and power points.

OUTSIDE

The property is approached through an open vehicle entrance leading onto the gravel driveway, providing ample parking space for multiple vehicles, and access to the timber framed Garage with light. Also boasts a workshop with built in cupboards and workbench, light and power.

There is established hedging around the driveway with laurel hedging emerging to screen the rear garden. Wire fencing and personnel gates ensure the rear is a pet and child friendly secure space.

Occupying a generous plot (approx. 1/3 acre, sts) the property enjoys views to the front and rear across the rolling Lincolnshire Wolds landscape, with the patchwork of arable farmland providing a view to the rear which changes hue throughout the seasons.

The gardens provide varied areas with a rear lawned garden which boasts beautiful mature apple trees, a greenhouse and raised vegetable beds, established plant beds and shrubbery throughout, with three sheds currently used for guinea pigs. Stunning gravelled seating area.

East Lindsey District Council – Tax band: B

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Horncastle Office, Old Bank Chambers, Horncastle. LN9 5HY.
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