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Longstaff INC. Eckfords

BOURNE RESIDENTIAL: 01778 420406 www.longstaff.com



Ivy Cottage, 12 High Street, Morton, Bourne, PE10 0NR

£210,000 Freehold

- Grade II Listed Cottage
- Popular Village Location
- Three Reception Rooms
- Three Bedrooms
- No Onward Chain

Ivy Cottage is a charming Grade II listed cottage situated in the heart of the village. It benefits from spacious accommodation including three reception rooms and three bedrooms. Retaining many original features this property presents a fantastic opportunity for development and viewing is highly recommended.

SPALDING 01775 766766 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



GROUND FLOOR

ACCOMMODATION

Front door to Entrance Hallway: Tiled flooring, stairs to first floor.

LOUNGE

14' 11" x 9' 6" (4.55m x 2.9m) Open fireplace, surround and hearth, exposed wooden ceiling beams, telephone point, two wall light points, radiator.

SITTING ROOM

15' 4" x 12' 4" (4.67m x 3.76m) Exposed ceiling beam, radiator, open fireplace with tiled back plate and hearth, storage cupboards to each side of chimney breast, under stairs storage cupboard, three wall light points.



DINING ROOM

15' 2 MAX " x 11' 8" (4.62m x 3.56m) Feature range, exposed ceiling beam, three wall light points, vinyl flooring, radiator.

BATHROOM

5' 4" x 5' 10" (1.63m x 1.78m) Ball and claw bath, TRITON electric shower over, pedestal wash hand basin, radiator, complimentary splash back tiling, tiled flooring, airing cupboard housing gas central heating boiler.

CLOAKROOM

Low level WC, wall mounted wash hand basin, tiled flooring, splash back tiling, radiator.



KITCHEN/DINER

19' 7" x 13' 3" (5.97m x 4.04m) Wall mounted and floor standing wooden fronted cupboards, inset stainless steel sink and double drainer, fitted worktop and splash back tiling, eye level double electric oven, centre breakfast bar with five ring ceramic hob and cupboards under, tiled flooring, exposed ceiling beams, inset ceiling spot lights, door to garden, radiator, part glazed door to stone built outhouse.

OUTHOUSE

29' 9" x 14' 6" (9.07m x 4.42m) Subject to normal planning permissions this out building offers prospective buyers a great opportunity to develop and incorporate this into the main cottage. It benefits from power and light and is open to one side.



FIRST FLOOR LANDING

Radiator.

BEDROOM 1

16' 6" x 12' 5" (5.03m x 3.78m) Built in wardrobe, radiator, window to side.

ENSUITE CLOAKROOM

Low level WC, pedestal wash hand basin, splash back tiling.

BEDROOM 2

14' 11" x 9' 2" (4.55m x 2.79m) Feature fireplace, built in storage cupboard, radiator, window to front.

BEDROOM 3

8' 9" x 9' 3" (2.67m x 2.82m) Access to roof storage space, radiator, window to side.

EXTERNALLY

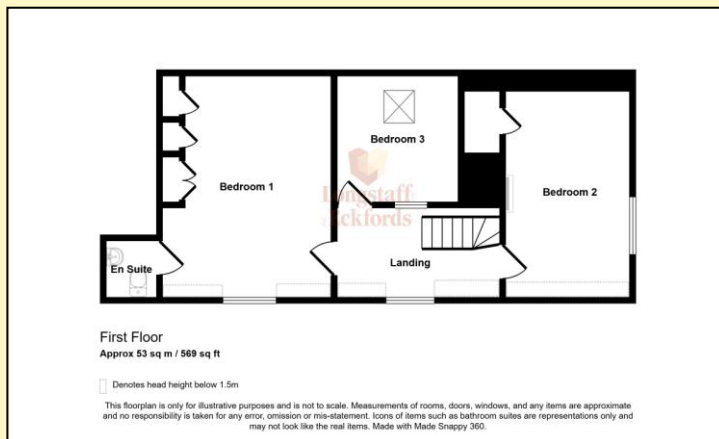
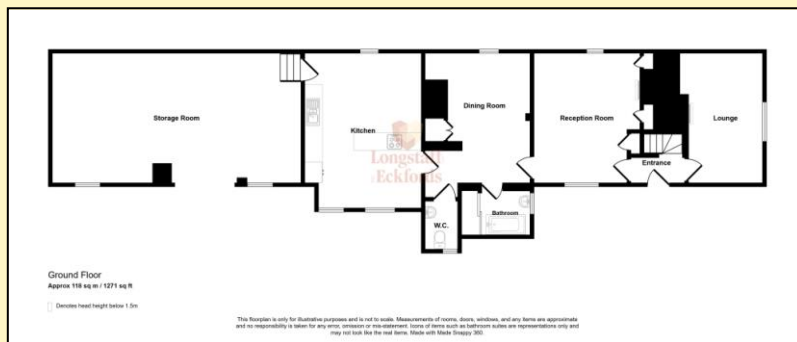
This pretty cottage benefits from a lovely private plot. At the front of the cottage there is a wrought iron stable type gate opening to a large cobbled driveway providing off road parking for several cars. There are mature trees and shrubs flanking the driveway. The driveway opens up to a large area of lawn and orchard. The Orchard benefits from several mature fruit trees. Overall a large space to develop into a beautiful garden to sit and relax in.



DIRECTIONS

From Eckfords and Longstaff office turn left and proceed along the A15 heading towards Morton. At the crossroads turn right into the village. Ivy Cottage is located on the right hand side.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

TENURE Freehold

SERVICES TBC

COUNCIL TAX BAND D

LOCAL AUTHORITIES

South Kesteven District Council 01476 406080

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

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Ref: 18113

Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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