



Heatherdene

South Reston

M A S O N S
— SINCE 1850 —

Heatherdene

Carlton Road, South Reston,
LN11 8JN



Three-bedroom detached bungalow

Grounds extending to approximately one acre (STS)

Secluded setting with no near neighbours

In need of renovation and modernisation

Extensive range of outbuildings

Large open plan living/dining area

Oil-fired central heating

Potential for equestrian or horticultural use (STP)

Close to villages and Louth market town

A superb opportunity to acquire this three-bedroom detached bungalow, set within grounds of approximately one acre (STS), with a good range of outbuildings and no near neighbours, offering a secluded and potentially self-sufficient lifestyle. The property requires a full scheme of renovation and modernisation and is attractively priced to reflect the considerable works required to bring it up to a good standard.

The property briefly comprises an open plan living/dining area, breakfast kitchen with sun room beyond, utility room, bathroom and three double bedrooms. Externally, the grounds have hedged boundaries with a woodland setting beyond, an extensive range of brick and timber outbuildings, mature trees and are all located close to popular villages and Louth market town.

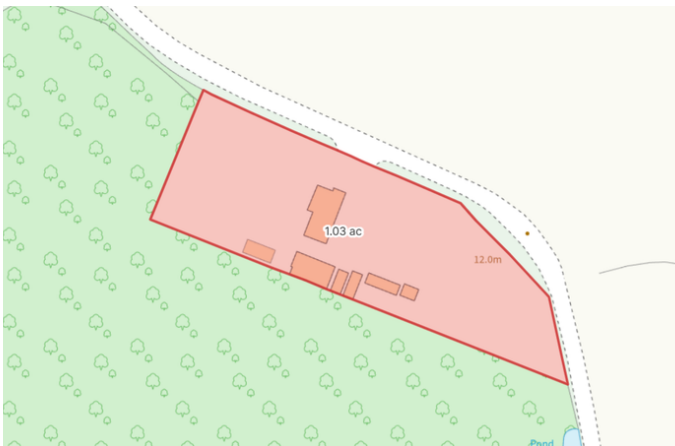
The property benefits from uPVC windows and oil-fired central heating, with later extensions having been added over the years. The grounds offer potential for equestrian or horticultural use, subject to any necessary planning consents.

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Covered entrance porch with uPVC front door leading into the hallway, off which are three double bedrooms, one having a bow window. Each bedroom has built-in wardrobes and carpeted flooring. Centrally, the property benefits from a large open plan L-shaped living/dining space, with windows to two aspects, open grate fire, built-in cupboards and carpeted floor.







The kitchen is positioned towards the rear and has a good range of base and wall units, laminated work surfaces and stainless steel sink, with space for an electric cooker. Tile-effect flooring and a doorway lead through to the sun room, having windows to two aspects and patio doors opening onto the garden. The utility room to the rear has space and plumbing for white goods, carpeted flooring and a cupboard housing the hot water cylinder. Beyond is the family bathroom with panelled bath, low-level WC and wash hand basin, tiling to wet areas and frosted glass window.







Outside

The property has a gated front entrance with tarmac driveway leading to the garage. Hedged boundaries surround the plot, which is mainly laid to lawn with mature shrubs, bushes and trees. A large lawned paddock area to the left-hand side has a good range of timber outbuildings, a further half-size garage and flagstone-paved areas. Behind the bungalow is the garage and workshop building with light and power. There is also a further range of timber buildings, with an external door to the rear of the bungalow providing access to the oil-fired central heating boiler, with oil storage tank adjacent.

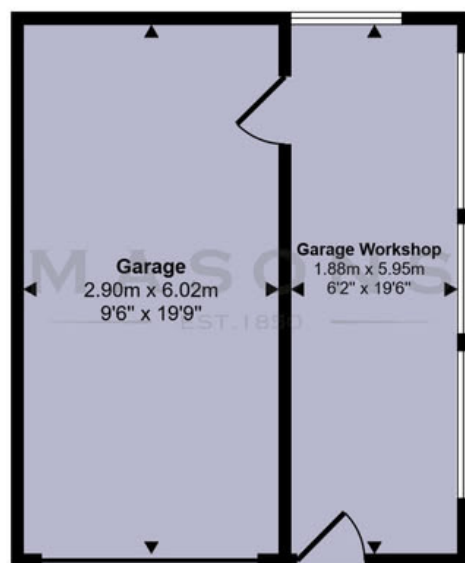
To the right-hand side of the plot is a wooded area with conifers and trees leading into a further open paddock with fenced boundaries, offering potential to create an additional garden area or for many other uses, with the total grounds extending to around one acre (subject to survey). The property is positioned on a quiet lane with no near neighbours.



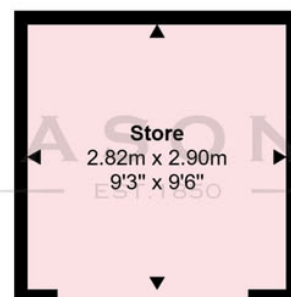








Garage
Approx 30 sq m / 318 sq ft



Storage
Approx 8 sq m / 88 sq ft

Ground Floor
Approx 114 sq m / 1231 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.

South Reston

Rural life
between town and coast

South Reston is a small village with a country public house The Waggon and Horses, which has a restaurant, the village is ideally located between Louth (approx. 7 miles) and the coast, known for miles of open beaches, nature reserves and popular resorts.)



Recognised as an Area of Outstanding Natural Beauty (AONB), the Wolds is just a short drive away and 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.



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 from Louth) and Grimsby (16 miles from Louth).



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		
69-80	C		78 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band B

Services Connected

We are advised that the property is connected to mains electricity, water and private drainage but no utility searches have been carried out to confirm at this stage.

Tenure

Freehold

Location

What3words: ///reach.lighter.worlds

Directions

Travel east out of South Reston on the A157 towards the coast. After leaving the village take the first left onto New lane. Follow the road for nearly a mile until you reach a woodland area and left hand bend. The entrance to the property is soon on the left after the left hand bend.

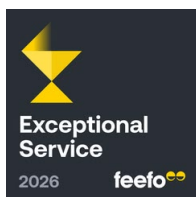
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