

EST 1770



Longstaff INC. Eckfords

BOURNE RESIDENTIAL: 01778 420406 www.longstaff.com



Hollow Well Cottage, Sleaford Road, Folkingham, Lincs, NG34 0SB

£365,000 Freehold

- Individual Cottage of Charm & Appeal
- Lounge, Kitchen/Diner
- Two Bedrooms & Study
- Separate One Bedroom Annex
- Landscaped Rear Garden

Hollow Well Cottage we believe was a former barn which was possibly used by a candle maker. It was restored several years ago into the charming and delightful Grade 2 listed cottage that it is today. The cottage maintains many features including wooden panelling from a local church, wooden ceiling beams and exposed stone walls. Viewing is imperative to appreciate everything this unique property has to offer.

SPALDING 01775 766766 BOURNE 01778 420406

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



GROUND FLOOR

ACCOMMODATION

Front door opening into Spacious Lounge.

LOUNGE

29' 3" x 13' 1" (8.92m x 3.99m) Open fire place with stone chimney breast and surround and a log burner, TV point, electric radiator, two wall lights, exposed wooden ceiling beams, part exposed stone walls, step down to end of Lounge, door through to Kitchen/Diner, stairs to first floor.



KITCHEN/DINER

12' 11" x 12' 07" (3.94m x 3.84m) Fitted wall mounted and floor standing oak fronted cupboards with complimentary fitted worktops and splash back tiling, inset one and a quarter bowl polycarbonate sink and drainer with mixer tap, four ring ceramic hob with extractor fan over, double electric oven, integrated fridge, integrated dishwasher, to opposite wall further wall mounted and floor standing oak fronted cupboards including a glass fronted display cupboard, exposed stone wall, exposed ceiling beam, electric radiator. .



FIRST FLOOR LANDING

Sloped ceiling, wooden ceiling beams, two wall light points, wooden panelling which is used as a balustrade we believe this comes from a old church, airing cupboard housing hot water tank, further storage cupboard.

BEDROOM 1

13' 9" x 8' 10" (4.19m x 2.69m) The entrance into the main bedroom houses built in wardrobes and has a door leading to the ensuite.

The bedroom has sloped ceilings, wooden beams, electric radiator, window to front and side.



ENSUITE SHOWER ROOM

Enclosed shower cubicle, low level WC with concealed flush, wash hand basin with vanity cupboard under, complimentary splash back tiling, ceramic floor tiles, extractor fan.

BEDROOM 2

7' 11" x 11' 10" max (2.41m x 3.61m) Sloped ceiling, wooden beams, electric radiator, window to side and rear.



BEDROOM 3

5' 4" x 7' 7" (1.63m x 2.31m) Wooden beams, window to side.

BATHROOM

Panelled bath, low level WC with concealed flush, pedestal wash hand basin, complimentary splash back tiling, heated towel rail, electric shaver point and light, ceramic floor tiles.





EXTERNALLY

ANNEXE/GARDEN ROOMS

KITCHEN

6' 8" x 13' 0" (2.03m x 3.96m) Fitted wall mounted and floor standing cream fronted cupboards, complimentary wooden effect worktops and splash back tiling, inset one and a quarter bowl stainless steel sink and drainer with mixer tap, four ring ceramic hob, space and plumbing under worktop for automatic washing machine and tumble dryer, space for fridge, wall mounted electric radiator.

LOUNGE/DINER

17' 9" x 22' 9" (5.41m x 6.93m) A lovely light and airy room with French doors opening and over looking both the main cottage garden and the annexe garden. two electric radiators, access to loft storage space.

BEDROOM

9' 7" x 11' 4" (2.92m x 3.45m) Window to rear

SHOWER ROOM

Enclosed shower cubide, low level WC, wall mounted wash hand basin, complimentary splash back tiling, laminate flooring, heated towel rail, extractor fan, electric shaver point and light.

GARDENS.

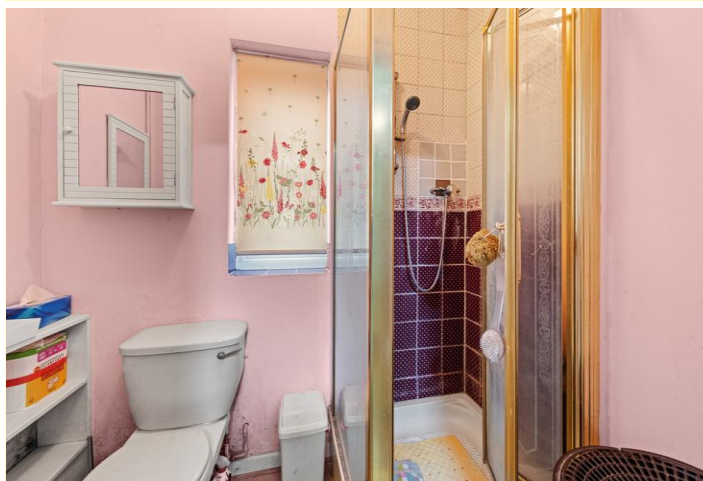
The main cottage benefits from the most glorious garden designed and landscaped by a professional garden designer. There are raised flower and shrub beds, a neat shaped lawn and a winding pathway leading to the separate annexe. Included in the main garden are over 60 different rose bushes, a wealth of mature shrubs, many spring bulbs and perennials. The Annexe has a further garden behind with raised vegetable beds and a variety of apple trees. A long gravelled driveway and turning head provides off road parking for several cars and leads to the single garage which is part of the annexe block.



AGENTS NOTE

Hollywell Cottage is situated in the very popular conservation village of Folkingham just 8 miles North of Bourne and 12 miles from Grantham. It is steeped in charm and character and has the added benefit of a self contained one bed room annexe.

The annexe would be perfect for anyone needing to work from home, subject to planning open as an air B&B . Or perfect for an elderly relation or young adult. This property really should be viewed to appreciate both the charm and character it has to offer and also the additional accommodation the annexe provides.

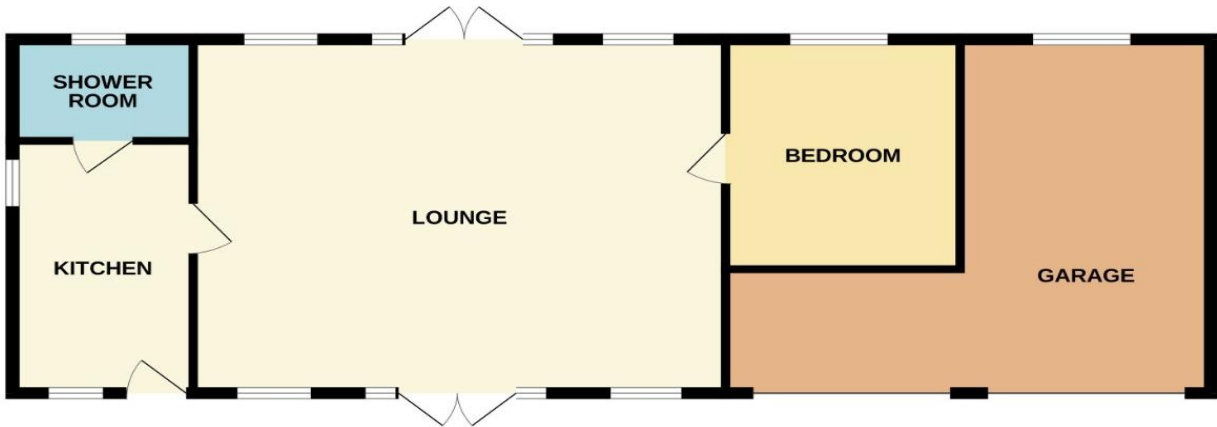




COTTAGE FLOOR PLAN



ANNEX FLOOR PLAN



COTTAGE EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

ANNEX EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E		
21-38	F	34 F	
1-20	G		

THINKING OF SELLING YOUR HOME?

If you are thinking of selling, we offer free market advice and appraisal throughout South Lincolnshire and we will be pleased to assist



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

R. Longstaff & Co LLP, their clients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client(s) or otherwise. All areas, measurements or distances are approximate. Floor plans are provided for illustrative purposes only and are not necessarily to scale. All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no guarantee is given for any apparatus, services, equipment or facilities, being connected nor in working order. Purchasers must satisfy themselves of these by inspection or otherwise.

Ref: 17601

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.

ADDRESS

R. Longstaff & Co LLP.
 23 North Street
 Bourne
 Lincolnshire
 PE10 9AE

CONTACT

T: 01778 420406
 E: boume@longstaff.com
www.longstaff.com