



Willow Tree Cottage

Sausthorpe

M A S O N S
— Celebrating 175 Years —

Willow Tree Cottage

Partney Road, Sausthorpe,
PE23 4JL



Fully renovated and modernised
Three bedrooms (one versatile as
study/garden room)
Open-plan kitchen diner and lounge
Contemporary multi-fuel burner
Private parking
Landscaped wrap-around gardens
South-easterly facing rear garden
Well positioned on the Edge of the Wolds
close to popular market towns

A superbly renovated and modernised detached three-bedroom bungalow, ideally positioned in a popular village on the edge of the Lincolnshire Wolds. Extensively upgraded by the current vendors, the property offers beautifully presented accommodation comprising a kitchen diner open to the lounge, three generous bedrooms accessed from the hallway (with the third offering versatility as a study or garden room), and a stylish family shower room.

Externally, the property benefits from extensive front parking, wrap-around gardens, and a superb private rear garden featuring a newly installed decked seating area.

The bungalow has undergone comprehensive renovation, including a new kitchen and shower room, full replastering and redecoration, new flooring throughout, upgraded contemporary anthracite grey radiators, and replacement window units. The gardens have been fully landscaped, and a substantial concrete parking area has been installed to the front. Additional improvements include newly insulated loft space and the installation of a multi-fuel burner, contributing to the property's energy efficiency and low running costs.

Further enhancements include contemporary oak internal doors, complete re wire with consumer unit and new plumbing throughout. The furniture shown in the photographs is available by separate negotiation if desired. The property benefits from uPVC windows throughout, uPVC rear doors, and an LPG gas-fired boiler located in the loft. Ideally situated between the popular market towns of Spilsby and Horncastle, the property also offers convenient access to larger centres including Lincoln and Grimsby, making it an excellent family home.

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The property is accessed via a covered entrance porch with courtesy light and anthracite grey composite front door, opening into a spacious hallway with loft hatch and LVT wood-effect flooring throughout.

An opening to the side leads into the newly fitted kitchen, featuring an extensive range of sage green Shaker-style base units with chrome handles and granite-effect laminate work surfaces, complemented by attractive tiled splashbacks. There is a built-in bin unit, one-and-a-half bowl Blanco resin sink, space and plumbing for a washing machine, and a freestanding Bush electric cooker with extractor hood above. Windows to two aspects provide excellent natural light, and there is space for a fridge or small dining table. The wood-effect LVT flooring continues seamlessly through the space.





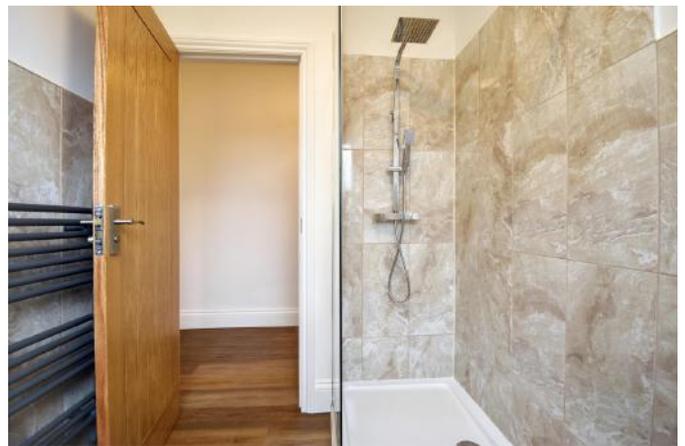
The kitchen opens into the impressive sitting room, which is of a size to comfortably accommodate both lounge and dining areas. Features include a contemporary vertical radiator, window to the front, and patio doors opening onto the newly installed decking. A Villager multi-fuel burner is set into an alcove with a concrete hearth, creating an attractive focal point.



The master bedroom is a particularly spacious double room with a window overlooking the rear garden, newly fitted carpet, and ample space for wardrobes. Bedroom two is a generous single room with a side-facing window and new carpeting. Bedroom three is a double room with window and patio doors opening onto the rear garden. Currently presented as a study, it also lends itself perfectly to use as a garden room or additional bedroom. This room features LVT wood-effect flooring and houses the newly fitted consumer unit.

The family shower room is well-proportioned and fitted with a walk-in shower with side screen and thermostatic rainfall head, half-height tiled walls, low-level WC, and wash hand basin. A frosted side window provides natural light, and there is an anthracite grey heated towel rail, ceiling-mounted extractor fan, and continuation of the LVT wood-effect flooring.





Outside

To the front of the property is a long concrete driveway providing shared access with a neighbouring property, with a right of way granted to Willow Tree Cottage. A private concrete parking area offers space for three vehicles, bordered by planted beds. A gravel pathway leads around to the side gate and steps up to the kitchen entrance, with an outside tap located at the front.

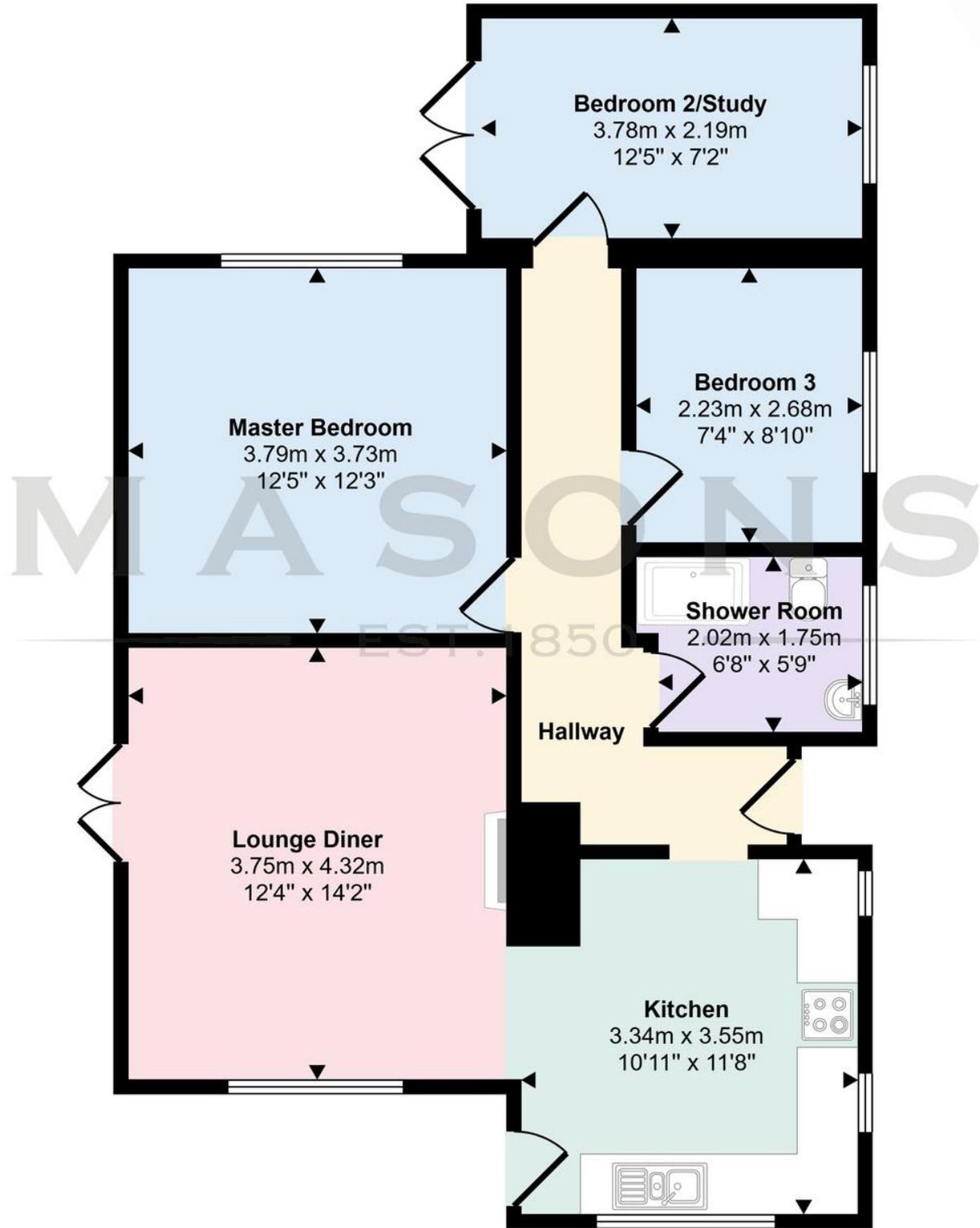
A gravel path continues around the side of the bungalow to the main entrance and extends to the rear, where there is a gravel patio area adjacent to the bedroom 2/study patio doors. There is a dedicated storage area for LPG gas bottles, enclosed by a brick retaining wall and fencing.

The main garden enjoys a delightful south-easterly aspect, capturing sun for much of the day. A newly installed decked seating area with timber balustrade extends from the sitting room, creating an ideal space for outdoor entertaining. The remainder of the garden is laid to lawn with newly fenced boundaries, outside lighting, and an external power socket. The private aspect makes this a peaceful and inviting space to relax.





Approx Gross Internal Area
72 sq m / 778 sq ft



Floorplan

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.

Sausthorpe

Edge of Wolds Living



Sausthorpe is a tranquil village nestled in the south of the Lincolnshire Wolds Area of Outstanding Natural Beauty (AONB), a stunning area of countryside with some of the most magnificent, unspoilt scenery in the east midlands. Within the village is the beautiful church of St. Andrews and a short drive east leads to beautiful coast and beaches. Pretty market towns are tucked amongst the rolling hills and valleys, including Louth, Horncastle and Spilsby, which offer a range of amenities including schools, shops and traditional public houses. Spilsby is only a few minutes away and has a theatre, restaurants, tea room, open air market, large supermarket, doctor's and dentist's surgery and well regarded schooling.

The cathedral city of Lincoln is within easy reach and offer further comprehensive cultural, educational and recreational and shopping facilities.

For the commuter, the A158 leads to Lincoln and onward road network links to major UK cities, north and south. The A16 links north and south through the region with nearby train stations in Boston to the south, along with airports within easy reach, located within the east midlands.

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. Additionally, good transport links, including proximity to business hubs like Lincoln and Grimsby, ensure that residents can easily commute or enjoy day trips to larger urban centres.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	44 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 a private shared drainage system but no utility searches have been carried out to confirm at this stage.

Tenure

Freehold

Location

What3words: ///schools.reviews.supported

Directions

From the A16 at Spilsby, continue along this road north out of the village along Partney Road and upon arriving at the roundabout, take the first left turning signposted Sausthorpe. Continue along this road for around a mile and take the left turning into the property driveway shortly after arriving at the village. The shared driveway then turns left into the private parking for Willow Tree Cottage.

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage.

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