



## Loughrigg Cottage, 79 High Street, Owston Ferry, DN9 1RL

- A charming mid Cottage with modern appointments and retained period features
- 3 Double Bedrooms
- Attractive Kitchen with island and inglenook
- PVCu Double Glazing
- Oil Central Heating
- Ground floor cloakroom
- Long rear garden
- Tastefully presented throughout

A most impressive village Cottage offering very nicely presented and well proportioned accommodation including period features blended with modern kitchen and bathroom fittings and contemporary decorations.

Loughrigg Cottage also boasts:

- Ground floor with tall beam ceilings and oak brace and rail doors
- Living Room with open fireplace
- Separate Dining Room
- Excellent Kitchen with dining island
- Impressive Bathroom

### Accommodation (room sizes approx. only)

#### Ground Floor

**ENTRANCE HALL** with period panelled front door, tiled flooring, staircase off with storage cupboard beneath, covered radiator and electric meter.

**KITCHEN** (4.3m x 3.7m). Shaker style units with oak worktops, dining island, double bowl enamel sink, inglenook with Stanley oil fired range cooker serving the central heating and hot water and comprising, twin hobs, ovens and warming plate. Plumbing for dishwasher, space for American style fridge freezer, cabinets with carousels and pull and out storage units. Built in shelved pantry, original beamed ceiling and slate flooring. Rear facing PVCu double glazed window.

**LIVING ROOM** (4.6m x 3.68m) original chimney breast with open brick fireplace, beamed ceiling, oak flooring and front facing PVCu double glazed window. Radiator and opening to:

**DINING ROOM** (3.68m x 2.43m) with covered radiator, oak flooring, beamed ceiling and rear facing French window with access to utility/rear entrance hall

**REAR ENTRANCE HALL/UTILITY** (3.2m x 1.48m) with PVCu double glazed window, tiled flooring and external door to garden. Plumbing for wash and dryer.

**CLOAKROOM** with tiled flooring, wash basin and toilet.

#### First Floor

**LANDING** with loft access, PVCu double glazed window and open boarded flooring

**MAIN BEDROOM** (4.6m x 3.68m) with radiator, front facing PVCu double glazed window and fitted double wardrobes.

**BEDROOM 2** (3.68m x 3.18m) with rear facing PVCu double glazed window. Airing cupboard with immersion heater, access to boarded loft space.

**BEDROOM 3** (3.68m x 2.42m) with radiator, rear facing PVCu double glazed window.

**BATHROOM** (2.6m x 2.24m) including large walk-in shower with herringbone tiling to walls. Wall hung cabinet wash basin and back to wall toilet, towel radiator, linen storage space, extractor fan and wood effect tile flooring.

#### OUTSIDE

Frontage garden with railings and gated pedestrian access.

Deep rear garden with two pedestrian access gates leading to the High Street, easily managed lawn, stocked borders, firepit and seating areas, allotment, aluminium framed greenhouse, Storage Shed with light and power (5.3m x 2.4m), Workshop/Storage (4.6m x 3.5m) with light and power, outside lighting and water.

#### SERVICES (not tested)

- Mains water, electricity and drainage.
- Oil central heating to radiators.

#### LOCAL AUTHORITY

North Lincolnshire Council

**COUNCIL TAX** Band 'B' (on-line enquiry)

**TENURE** Freehold.

#### VIEWING

Strictly by prior appointment through Grice & Hunter 01427 873684

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	88
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	41
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



### Ground Floor

Approx. 63.0 sq. metres (677.8 sq. feet)



### First Floor

Approx. 54.9 sq. metres (591.0 sq. feet)



Total area: approx. 117.9 sq. metres (1268.7 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.

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