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St. Helens Cottage, Church Road, Stickford, PE22 8EP

Offers Over £350,000

Named after the neighbouring St Helens church, this beautiful cottage was built to an incredibly high level of specification in 2001 and has been further improved by the current owners. Situated on a no-through road, St Helen's Cottage enjoys an attractive village position at the foot of the Lincolnshire Wolds, with open country aspects to the side and rear. It is only six miles away from the small market town of Spilsby and approximately 12 miles from the historic market towns of Boston and Horncastle.



Stepping inside, viewers will be pleasantly surprised to see how light and spacious the cottage actually is. With a generous lounge, incredibly spacious dining kitchen and three double bedrooms with both a wet room and a large bathroom, you can be forgiven for imagining a much smaller property from the front picture. Internally the property offers a breath of fresh air with its immaculate, light and clean presentation. The lovely kitchen was handmade by local cabinet makers Greshams in solid oak. Features like underfloor heating to both the ground floor and the first floor and the master console in the lounge (which manages all of the rooms' lights and lamps with on, off and dimmer functions) are great examples of the thoughtful design that can be seen throughout the home.

I know that this totally unique cottage will suit many different types of buyer, with a ground floor bedroom having an en-suite wet-room style shower room and a spacious hallway with an additional cloakroom off - as well as two further double bedrooms and a large family bathroom with a four piece bathroom suite to the first floor. As mentioned, the current owners have taken an already impressive property and invested further with a considerable scheme of work. This has included new windows, French doors in the kitchen and Karndean flooring in the lounge and master bedroom together with two new shower units and updated Oak doors to the ground floor.



Externally, St Helen's Cottage occupies a good sized plot, served all around by a range of lighting, with an extensive paved driveway, providing ample parking for several cars as well **as a motorhome or caravan.** An attractive, yet smaller garden to the rear, is enclosed by a brick retaining wall with gates to either side of the property for convenience but also security for small children and pets.

As the cottage was built, so was a brick built workshop / studio with clay pantile roof, alarm, steel roller door, lights, power, TV point and Belfast style sink with hot and cold water. Ideal for a variety of uses, this attractive outbuilding could be the feature that makes all the difference to the right buyer.



- Superbly Presented & Individually Designed Property
- Three Double Bedrooms
- Ground Floor Wet Room and First Floor Bathroom
- Under-floor Heating to Both Floors
- Generous Driveway, Garage & Detached Brick-built Workshop
- Attractive Village Location – On A No-Through Road
- Oil-Fired Central Heating & uPVC Double Glazing
- Tenure: Freehold. Council Tax 'D'. EPC 'D 66'





2











Entrance Hall 5.95m x 2.17m (19'6" x 7'1") – A part glazed uPVC front door leads into the hall, having a Karndean floor with under floor heating, telephone point, staircase to the first floor with feature uPVC window over-looking the churchyard. Door to:

Cloakroom – Housing fitted WC and wash basin with a continuation of the Karndean floor.

Lounge 5.94m x 3.98m (19'6" x 13'1") – Having uPVC windows to the front and side aspects, Karndean flooring, attractive stone fireplace housing a living flame style electric fire, wall, ceiling and lamp points all controllable via a wall mounted console for switching on, off and on a dimmer.

Dining Kitchen 5.96m x 3.84m (19'7" x 12'7") – Having uPVC window to the side aspect and updated uPVC French doors to the rear. A continuation of the Karndean flooring from the hall. Kitchen units designed and built by local cabinet makers Greshams Kitchens comprise a range of Corian work surfaces with solid oak drawer and cupboard units at both base and eye level. Integral appliances include larder refrigerator and dishwasher. A Smeg cooking range with seven burner gas hob, both fan and conventional ovens and a pan drawer. There is a one and half bowl inset sink unit with mixer tap over, TV and Telephone Points.

Utility Room / Office 2.95m x 1.97m (9'8" x 6'6" – Having a uPVC window to the rear, and door through to the garage, a continuation of Karndean flooring, fitted cupboards with coat hooks as well as a built in work surface with drawers as the room is currently used as an office. The vendor informs us that there is plumbing for an automatic washing machine should the new buyer prefer to use the room as a utility room.

Ground Floor Master Bedroom 4.04m x 3.73m (13'3" x 12'3" - Having uPVC windows to the front and side aspects and Karndean flooring. TV and telephone points and door to: **En-Suite Wet-room** - Corner shower with both a rainfall shower head and a hand-held shower with fitted mermaid board, vanity unit with concealed WC and wash basin. Wall mounted towel rail.

Landing – Loft access, built-in airing cupboard housing the hot water cylinder and immersion heater, automatic sensor lighting.

Bedroom Two 3.85m x 3.75m (12'8" x 12'4") – Having uPVC window to the rear, a range of fitted wardrobes and vanity surface with inset wash basin and light.

Bedroom Three 3.75m x 3.57m (12'3" x 11'9") – Having uPVC window to the rear, walk-in wardrobe with light, vanity surface with inset wash basin and cupboard beneath, TV point.

Family Bathroom 3.75m x 3.00m (12'3" x 9'10") – The generous bathroom comprises a four piece bathroom suite of corner bath, double shower cubicle with both rainfall shower head and hand-held shower, fitted vanity suite with hand basin and concealed-flush WC, chrome towel rail, extractor fan and Karndean flooring.

Outside – Single Garage 6.16m x 3.05m (20'2" x 10'0") – Having steel electric roller shutter door with updated motor, lights, power points. Range of fitted wall mounted cupboards and work surface with space and plumbing beneath for automatic washing machine and a vent for a tumble dryer.

Workshop 7.22m x 3.43m (23'8" x 11'3") – Of brick and pantile construction with electric roller shutter door, lights, TV point, power, alarm and Belfast style sink unit. There is a mezzanine roof space ideal for storage.

The extensive gated and paved driveway provides ample secure car parking and hardstanding for many vehicles and is served by both dusk till 12 and PIR lighting. An old well is now an attractive illuminated water feature with sensor which starts flowing as you walk past. The oil tank has been partially sunken into the rear garden and is concealed by a brick enclosure with removable wooden top for ease of access. The attractive rear garden benefits from outside lighting and power points. The majority of the garden is laid to lawn and paved seating areas with established shrubs and bushes and a beautiful weeping silver birch. The property has a lovely outlook over the churchyard to the side.























Total area: approx. 189.3 sq. metres (2038.0 sq. feet)

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