



- Characterful Detached Two Bedroom Cottage
 - Ideal for Equestrian or Smallholding Use
- Barn, Parking and Further Gardens Located Across the Road from the Property
 - Approx. One Acre Off-Lying Grazing Paddock
 - Rural Village Location with Excellent Outriding

GENERAL AND SITUATION

Approximate Distances:

Withern & Legbourne 2 miles • Alford 6 miles • Louth 10 miles
Lincoln 25 miles

A characterful detached two bedroom cottage, with an off-lying approx. 1 acre paddock, barn, parking and gardens, in a rural location, ideal for equestrian or smallholding use.

This quaint country cottage is situated in a quiet and rural village location, close to open countryside and offered for sale at an attractive price to facilitate a quick sale. Further gardens, a barn and parking area are situated across the road from the property, and an approx. 1 acre grazing paddock lies approx. 140m from the house, making it ideal for equestrian or smallholding use.

There is excellent hacking in the locality on country lanes and bridleways, as well as access to beach riding at Theddlethorpe. In addition, the well known show centres of Sheepgate Equestrian, LARC, Kenwick, Caythorpe Equestrian, Willoughby, Hill Farm and Hallington Cross Country Course are all within easy reach.

The quiet, no through road village of Gayton le Marsh is situated just off the A157 between Louth and the Lincolnshire Coast. Nearby Withern and Legbourne have general stores, pubs and Post Offices, whilst Alford offers a wider range of services including doctors, dentist, schooling, supermarkets etc. The larger town of Grimsby, and city of Lincoln, provide a full range of services and amenities.

THE RESIDENCE

A characterful two bedroom cottage benefitting from oil-fired central heating and double glazing. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

The **Main Entrance** leads into a **Hallway** with tiled flooring and stairs rising to the **First Floor**.

To the left, a comfortable and cosy **Lounge** has a logburner, laminate flooring and a door through to a **Utility/Boot Room**, which houses the boiler, has tiled flooring, plumbing for a washing machine and a door to outside.

To the right of the **Entrance Hall** is a **Kitchen/Dining Room** fitted with a range of wall and base units, with a stainless-steel sink and mixer tap, tiled splashbacks, electric oven and hob with extractor and plumbing for a dishwasher. There are exposed beams, tiled flooring, a useful understairs cupboard and an old range with burner and oven, set in a fireplace with a tiled hearth.

To the **First Floor** the **Landing** gives access to **Two Double Bedrooms**, both of a good size and a **Bathroom** which is part-tiled with exposed wooden flooring, with a bath with shower off taps, WC, wash hand basin and an airing/linen cupboard.



RURAL SCENE

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OUTSIDE, OUTBUILDINGS & LAND

A gravelled, low maintenance garden lies to the front of the property, with a **Patio Area** and flower borders. A brick built **Former Wash House** is utilised for storage. From the lane a pedestrian gate opens onto a path leading up to the front door of the property.

Across the lane from the cottage there is a gate leading to further area of lawned garden/grassland with hedged boundaries, that has a **Timber Barn/Field Shelter** on skids with an **Adjoining Store Room**, a **Greenhouse**, space for **Parking** and a selection of **Raised Vegetable Beds**.

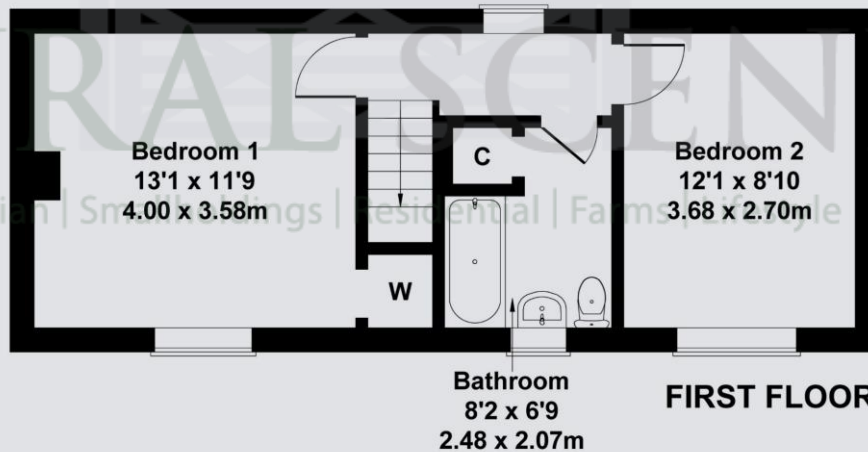
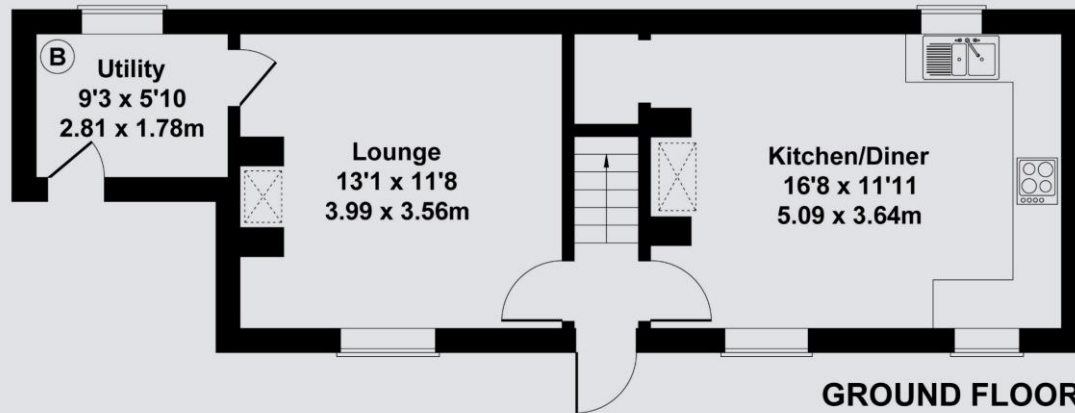
Approximately 140m further along Main Street, accessed via a galvanised gate, there is an **L-Shaped Grazing Paddock** of approximately 1 acre, which has a water supply and is gently undulating and enclosed by fencing and mature hedging.

IN ALL APPROX. 1.1 ACRE
(About 0.45 Hectare)



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01264 850700 | postbox@ruralscene.co.uk | www.ruralscene.co.uk



Approximate Gross Internal Area 850 sq ft - 79 sq m

Not to Scale. Produced by The Plan Portal 2025
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VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

EAST LINDSEY DISTRICT COUNCIL

SERVICES

MAINS ELECTRICITY, MAINS WATER, MAINS DRAINAGE, OIL-FIRED CENTRAL HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold ENERGY RATING F COUNCIL TAX B

DIRECTIONS

From the roundabout at Legbourne Road in Louth take the second exit onto the A157. Pass through the villages of Legbourne and South Reston. As you leave South Reston take the second left-hand turning to Gayton le Marsh (no through road) and continue through the village. As the road bends to the right, next to the converted chapel, the property is the next house on the left, identified by our For Sale board.

House - what3words /// headlight.kebab.solution

Land - what3words /// beads.poodle.claps

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