

# West Wold Cottage

Burgh-on-Bain

**MASONS**  
— Celebrating 175 Years —

# West Wold Cottage

Mill Lane, Burgh-on-Bain  
Market Rasen  
Lincolnshire LN8 6JZ



A unique country lifestyle opportunity

Stone and brick built character cottage

Positioned in the scenic Lincolnshire Wolds

Flagstone parking space off the lane

Valley setting above the River Bain

Improved, and meticulously maintained

Exceptional terraced gardens facing southwest

Characterful 3 double bedroom accommodation

3 reception rooms, hall and cloaks/WC

Contemporary refitted breakfast kitchen

Superb spacious bathroom

Ensuite dressing room and shower to guest room

Oil CH, stove and DG windows

A superbly presented, stone-built country cottage overlooking the Bain river valley in the Lincolnshire Wolds AONB, with parking space, lovely terraced gardens and patios, together with a detached workshop.

Exceptional character accommodation, including three double bedrooms, large, modern bathroom, dressing room and en suite shower to the guest bedroom, three reception rooms, hall, cloaks/WC and a contemporary fitted breakfast kitchen with appliances.

Full of unique charm and character – a rare lifestyle opportunity.

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This exceptional semi-detached country cottage is believed to date back around 250 years but was extended during Victorian times. Rarely found in this area of Lincolnshire, the property has stone and brick-built walls under a clay pantiled roof which was stripped, felted, re-battened and newly tiled around eight years ago. Heating is by an oil-fired Wallstar central heating boiler and the windows are double-glazed in meticulously maintained, painted timber frames.



Within the last five years the breakfast kitchen has been refitted with sleek contemporary units in two contrasting colours and new appliances. A new shower room was created ensuite to the dressing room of the guest bedroom around two years ago. Viewing is essential to appreciate the charm and character of the rooms, which include feature fireplaces, ceiling and wall beams, stripped pine doors, flagstone floors and many unique elements.



The cottage nestles on the lower slopes of the valley overlooking a branch of the River Bain as it passes through the village and with walks from the front door through the scenic Lincolnshire Wolds.





## Accommodation

The elevation facing south-west and overlooking the valley is deemed to be the front elevation for the purpose of our description below.

## Ground Floor

The cottage is approached on foot through a ledged and braced picket gate from Mill Lane with stone steps down to the main entrance on the side elevation. An attractive covered **entrance porch** has beams over openings to the front and side, a corner brick pillar, flagstone floor, beamed ceiling and wall up/down lighter, together with a log store and bell. A feature pine, ledged and studded door with large strap hinges, latch handle and painted finish internally, opens into the **entrance hall**, an attractive reception area with oak floor, ceiling beam, modern radiator and sliding barn-style door with exposed wheels and rail over, leading into the garden room adjacent.



There is a painted brick archway to an **inner hall** with stripped pine, ledged door having latch handle to the dining room and a further pine panelled door to a useful understairs cupboard. There are ceiling beams over and a ceiling light point.

Adjacent to the entrance hall through a pine ledged door is the **cloakroom/WC** with Karndean white oak-style flooring and a vanity unit with dark woodgrain style base cupboard, roll-edge top, inset low-level WC with concealed cistern and dual flush, together with a rectangular wash hand basin. There is a radiator and side window with Venetian blind. Sliding doors reveal a **utility cupboard** with space and plumbing for a washing machine, shelving and cloaks/store cupboard adjacent.

The **garden room** is a lovely room positioned on the south side of the cottage and has two side windows and two front windows flanking a pair of oak, painted French doors to the upper patio, all providing lovely views over the garden and down the valley. There is a heavy ceiling beam with decorative cast iron straps to the ceiling, meat hooks, diagonally-laid oak floorboards, part natural brick walls, radiator and two ceiling light points. To one side there is a feature natural stone wall with a low, brick arch and ledged double doors giving access to the sitting room.





Also positioned on the south side of the cottage, the **sitting room** has a feature brick arched fireplace with quarry-tiled hearth and an inset, multi-fuel stove by Clearview. There are wide, original stripped pine doors to full-height cupboards at the side of the chimney breast and a window on the front elevation presents views to the south-west. Further heating by modern radiator, arched alcove and framed, walk-through opening to the dining room.





Semi-open plan with the kitchen beyond, the **dining room** is positioned in the centre of the cottage and has an oak floor, pine-pillared surround to a recessed fireplace with decorative stove inset and an arched alcove with wall light point, shelf and pine base cupboard beneath; display shelving to a matching arched alcove on the opposite side of the chimney breast. Lighting is controlled by dimmer switches and there is a radiator, meat hooks to the ceiling and a pine ledged door to the staircase leading to above.



From the dining room there is a walk-through opening with an inset, oak-topped plinth, ideal for a table lamp into the **contemporary breakfast kitchen**. This is fitted with a range of Linear units by Symphony, having white and contrasting dark woodgrain-style finishes with copper insets to the tall units which incorporate a built-in double oven by Blomberg and a Bosch microwave oven over.

There is an integrated, faced Blomberg 60/40 fridge/freezer and tall shelved cupboards, one housing the Wall Star oil-fired central heating boiler. There are base cupboard units and wide drawers, including extensive deep pan drawers at low level and to the island unit, with textured work surfaces and an inset black ceramic induction hob with a German cylindrical cooker hood over, having inset lights.

There are blue LED feature lights to the plinths beneath the units and a Karndean modern floor covering with a combined tile and woodgrain finish in contrasting colours. Heating is by a modern radiator and there are windows to the side and rear, together with a skylight to the roof slope over the acrylic, one and a half bowl sink unit with three lever mixer tap and water softener beneath, together with a cartridge filter to the drinking tap. The base units include a faced, integrated dishwasher and the side window is fitted with a Venetian blind while the rear window has plantation shutters.



## First Floor

A stripped pine, ledged door opens onto brick-built, kite-winder lower steps leading onto a carpeted staircase which leads up to the first-floor landing. There is exposed stonework to one side, lights to the lower and upper areas and a pine handrail. On the **landing** there is a smoke alarm and stripped pine, beaded, ledged doors with latch handles to the bedrooms. A ceiling trap gives access to the roof void which has lights.

**Bedroom 1** is a superb size and will comfortably take a king-size bed or, as at present, twin single beds with ample space to sub-divide the room from the landing and create an independent access to the present en suite bathroom if required.

There are windows to the front and side elevations which present lovely country views and a beam to the part-sloping ceiling. This room has a radiator, ceiling light point and a square, walk-through opening to the en suite bathroom.





The **ensuite bathroom** is extremely impressive and spacious with Karndean marble-style floor covering and a white suite.

This comprises a cast-iron, enamelled, free-standing tub bath with ball and claw feet and Period-style, chrome mixer tap, having shower fittings with handset and cradle; low-level, dual-flush WC and suspended vanity wash basin by Utopia, with a wide, rectangular sink unit over a contrasting light-grey, high-gloss drawer unit with inner compartment drawer.

The basin has a chrome lever mixer tap and contemporary mosaic-tiled splash-back with an illuminated mirror cabinet over, having high-level light and there is contrasting low-level lighting beneath.

In addition, there is a large shower cubicle with marble-style splash-board and glazed surround with glazed screen door. The shower is an Aqualisa thermostatic mixer unit with handset and wall rail and remote-control operation from outside the cubicle. Also in the bathroom, there is a chrome, ladder-style radiator/towel rail, an extractor fan, a window with Venetian blind presenting an attractive field view and part-sloping ceiling with blue mini LEDs inset, together with a ceiling light point.







The **second bedroom** is positioned on the south side of the cottage with a low window presenting lovely views over the valley and across a water feature in the garden of a neighbouring property at the bottom of Mill Lane.



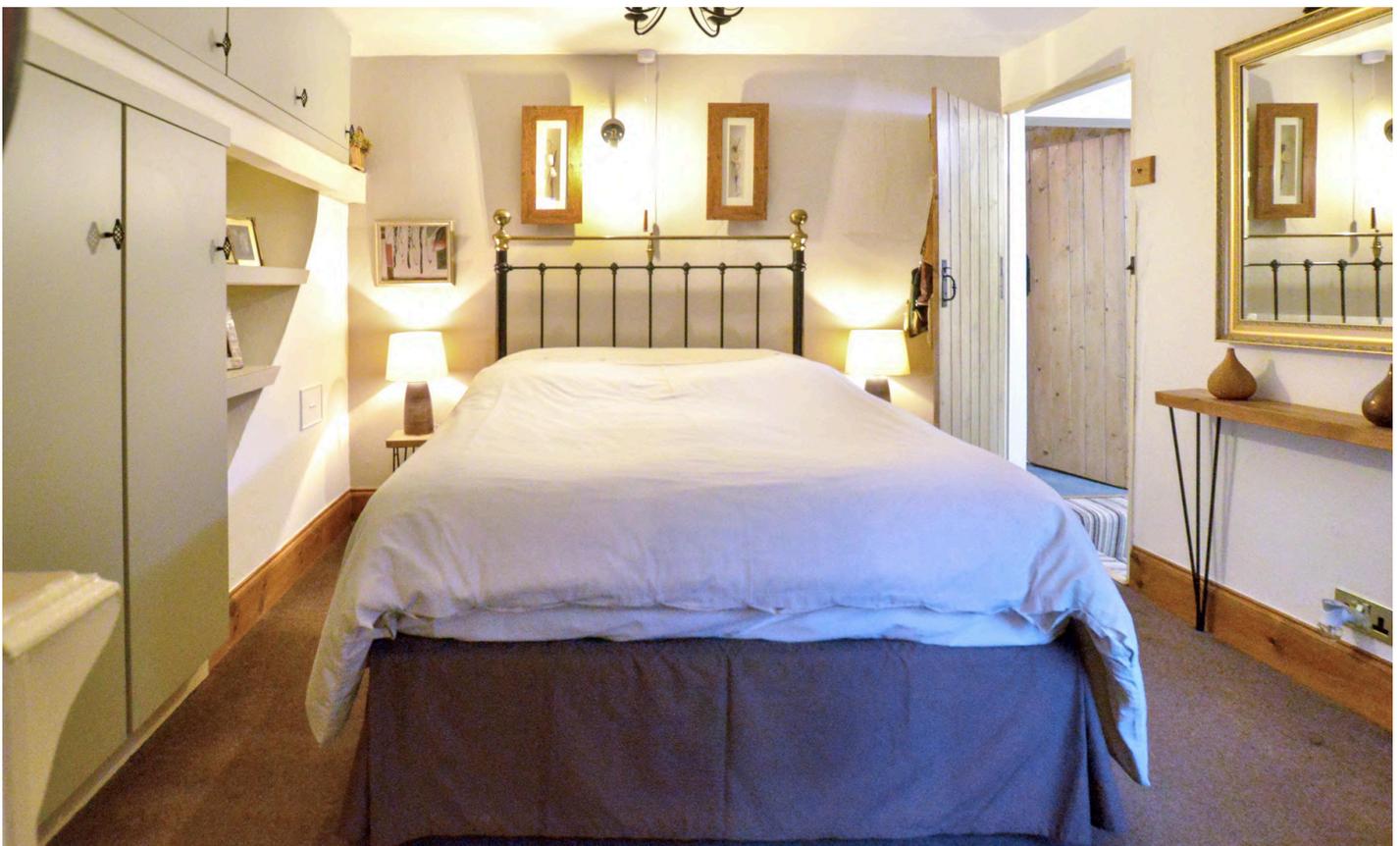
This is a good-size double bedroom with painted, panelled double doors to a recessed wardrobe by the chimney breast with a shelved cupboard over. There are two radiators, a part-sloping ceiling, painted wall beam, ceiling light point and feature exposed stone wall with crossbeam inset.



The **third bedroom** is in the centre of the cottage and a double bedroom, ideal for guests, with a long range of built-in wardrobes and full-length cupboards over, angled to the part-sloping ceiling, ceiling light point and wall light point. A rear window provides views up Mill Lane and there is a shaped, pine panel door with ring handle to a deep, built-in overstairs store cupboard. A ledged pine door with latch handle and step down leads to the en suite dressing room and shower withing the Victorian extension.

The **dressing room** is an attractive ensuite room which could also double as a **study or home office area** with an attractive cast-iron ornamental fire surround, a pine dressing shelf or desk adjacent with pine panelled shelving over, and a wall light point at the side. On the opposite side of the fireplace is the painted, panelled airing cupboard which contains a foam-lagged hot water cylinder with immersion heater and linen shelves, together with a digital programmer for the central heating system. There is a pine shelf unit to the rear of the door and a radiator and side window.

A narrow, six-panel door leads to the **ensuite shower room** which has oak floorboards and a white suite of low-level, dual-flush WC and a rectangular bracket wash hand basin with mosaic-tiled splash-back. The ceramic-tiled shower cubicle has a glazed, double-hinged screen door and an electric instant shower unit with handset. There is a ceiling light point, a ceiling downlighter spotlight over the shower, a modern radiator, part-sloping ceiling and extractor fan.





## Outside

On the north side of the cottage there is a flagstone paved **parking space** with entrance bay from the lane and picket side fencing. From here steps lead down to the entrance porch through an **upper garden**. This area is landscaped with rockeries, a variety of ornamental shrubs, retaining stone and brick walls around gravelled and seating areas with an area of artificial grass, an outside water tap and a water butt. There is a covered store where the oil storage tank is located and an external power point adjacent.

From the side porch, a level flagstone path with hedge to the lane and stone lined flower border leads around to the main garden.



Positioned on the south side of the property, the **main garden** will be of great interest to keen gardeners and sun worshippers alike. The French doors of the garden room open onto an upper flagstone patio with steps leading to a lower central garden with a raised ornamental pond and feature rustic brick arches enclosing a separate “garden room” ideal for pots and tubs, having raised brick and stone capped plinths and a curved brick pathway through a gravelled surround.

Steps also lead down from the upper patio to the **Garden Store/Workshop**, built in brick and stone and also idea for garden potting with two benches, two windows, strip light and power points under a pan tiled, insulated mono-pitched roof.

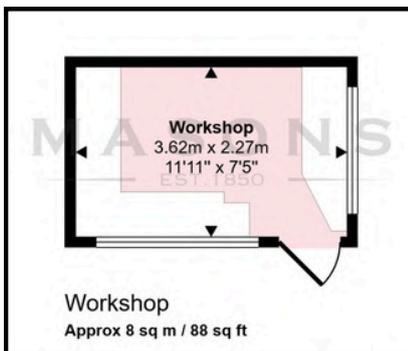
From the upper garden, brick and flagstone steps lead down through terraced gardens with retaining walls, railings, flower beds and climbing plants to a stone paved patio with screen fencing angled for afternoon and evening sun, and a natural lawned area beyond.

There are stone and gravel beds for flower pots and a pergola over a walled and fenced barbecue area incorporating a gothic arched window. Another tall screen gate adjacent gives access from Mill Lane. There are outside lights to the rear wall of the cottage and by the door to the garden shed, together with a rear outside tap.





**Ground Floor**  
Approx 79 sq m / 852 sq ft



**First Floor**  
Approx 79 sq m / 845 sq ft

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.

# Burgh-on-Bain

Hillside Village in the  
Wolds AONB



Burgh-on-Bain is positioned in the scenic Lincolnshire Wolds Area of Outstanding natural Beauty and approximately equidistant at 7 miles from the Market towns of Louth and Market Rasen. The latter provide an excellent range of shopping, schooling and recreational facilities.

The village is linked by a pathway from the bottom of Mill Lane, across the Wolds to the Viking Way, a 147-mile pathway through Lincolnshire, Leicestershire and Rutland. A branch of the River Bain runs west through the valley before joining the main branch of the River Bain which then passes through the Wolds eventually joining the River Witham as a tributary.

The stone-built village church is Grade 2 Listed and dedicated to St Helen. There is a hilltop long barrow thought to date back to Neolithic times.



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, Horncastle and Alford offer a blend of rural charm and modern convenience, with a strong sense of community, regular markets 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		74 C
55-68	D	62 D	
39-54	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 and water while drainage is to a private system but no utility searches have been carried out to confirm at this stage.

### Tenure

Freehold

### Location

What3words: <https://w3w.co/exclaim.bonnet.reputable>

### Directions

Proceed out of Louth along Westgate and continue to the roundabout on the outskirts. Take the second exit and after a short distance, at the fork in the road bear left along the A157. Follow the road for around 6 miles to the village of Burgh-on-Bain and on arriving at the village, take the first left turn into Mill Lane. Proceed down the lane until West Wold Cottage is found on the left.

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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