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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



Blackberry Cottage Main Road
South Reston
LN11 8JQ

£350,000

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

Email: Louth :

cleethorpes@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Property Description

Crofts are pleased to be able to bring to the market this charming and substantively extended 3/4 bedroom character cottage seamlessly blending rustic farmhouse charm with highly efficient eco-credentials, beautifully positioned within extensive grounds in the sought-after Lincolnshire village of South Reston. This unique property boasts an expansive vaulted dining kitchen complete with an imposing brick range recess, a bright and spacious uPVC conservatory acting as a multi-functional garden room, a generous main bedroom, and a vibrant four-piece family bathroom. Truly forward-thinking, the home features a modern air source heat pump system paired with roof-mounted solar panels, offering excellent energy independence and reduced running costs. Outside, the property comes into its own with private paved courtyard seating giving way to extensive lawned gardens complete with established fruit trees, a cultivation polytunnel, and panoramic, far-reaching countryside views to the rear aspect. To the rear there are also two large garage / workshops which also combine a w.c and washbasin into the setting, possibly offering the opportunity to convert these buildings into a granny annexe or similar.

Living room

11' 8" x 11' 6" (3.55m x 3.50m)

Enjoying a uPVC double-glazed window to the front elevation, this pleasantly presented living space features a wonderfully open-plan layout that flows seamlessly into an adjoining dining or sitting area. The undeniable focal point of the room is a striking floor-to-ceiling exposed brick fireplace, which proudly houses a powerful 11.5kw multi-fuel stove set upon a solid hearth. Rich, polished wood plank flooring extends throughout the expansive footprint. Two central heating radiators to the living area.

Dining Room

11' 7" x 7' 1" (3.54m x 2.15m)

Flowing effortlessly from the primary living space, this versatile dining and sitting area provides a brilliant open-plan extension perfect for family gatherings and entertaining. Continuously laid with the same rich, polished wood plank flooring, the room centers around a pair of uPVC double-glazed French doors that open directly out onto the rear patio, seamlessly connecting the indoor accommodation with the expansive garden. A traditional ledge-and-brace timber door leads through to the adjoining ground floor rooms, while a wall-mounted central heating radiator sits beneath a wide open wall space. The space is completed with characterful textured ceilings and an accent-painted beam, framing a flexible footprint that easily shifts between a formal dining space or a cozy secondary sitting lounge.

Inner Hallway

A highly functional and characterful inner hallway featuring a staircase rising to the first-floor accommodation. This versatile space features practical wood-effect laminate flooring underfoot and a charming, rustic stable-style external timber door. A modern, white paneled barn-style sliding door on an exposed black track provides sleek, space-saving access to a deep storage cupboard. Complete with a window, wall-mounted radiator, textured ceilings, and spotlighting.

Conservatory

14' 10" x 11' 5" (4.53m x 3.49m)

An excellent addition to the ground floor accommodation, this generously proportioned uPVC double-glazed conservatory provides a versatile and light-filled reception room, currently utilized as a spacious informal sitting and dining area. The expansive open-plan layout comfortably accommodates a variety of substantial lounge and dining furniture, offering an ideal space for family relaxation and entertaining. Benefiting from an attractive exposed brick feature wall that adds warmth and character, the room is further complemented by practical wood-effect flooring throughout. Central double-glazed French doors open directly onto the paved patio area, providing a seamless link to the rear gardens. Designed for year-round usability, the space is equipped with a wall-mounted central heating radiator, a poly-carbonate roof structure fitted with decorative pendant lighting, and multiple top-opening transom windows for optimal ventilation.

Kitchen Dining Area

21' 5" x 9' 9" (6.54m x 2.96m)

A charming and substantively proportioned farmhouse-style dining kitchen featuring a vaulted ceiling with integrated Velux roof windows that flood the room with natural light. The kitchen is fitted with a comprehensive range of traditional wooden wall and base units, offering ample storage alongside complementary work surfaces and tiled splashbacks. A standout feature of the room is the imposing brick chimney breast recess with a rustic timber mantel, beautifully housing a classic cream-colored range cooker. The spacious layout incorporates a distinct breakfast or dining area set before an attractive uPVC double-glazed bay window overlooking the rear garden, creating a perfect spot for informal family dining and French doors out to the garden. The room is completed with practical wood-effect laminate flooring throughout, characterful feature lighting, a useful central island or peninsula

unit, and a built-in pantry cupboard hiding behind double wooden doors which also houses the hot water cylinder.

Bedroom 3

12' 1" x 11' 11" (3.68m x 3.62m)

A versatile and well-proportioned ground floor double bedroom situated to the front of the property, providing an ideal layout for multi-generational living. The room enjoys excellent natural light through a front-facing uPVC double-glazed leaded window and is finished with comfortable carpeted flooring and textured ceilings with multi-directional spotlights. Highly practical features include a deep, built-in recessed storage shelving unit maximizing floor space, alongside a discrete corner housing the wall-mounted controls and inverter for the property's eco-efficient solar panel system.

First Floor Landing

Bedroom 1

12' 1" x 11' 11" (3.68m x 3.62m)

A charming and generously proportioned principal double bedroom situated to the front of the property, offering a warm and inviting atmosphere. The room is pleasantly presented with characterful floral motif wallpaper, textured ceilings, and beautiful exposed wood flooring. A uPVC double-glazed leaded window to the front elevation allows for plenty of natural light, flanked by a wall-mounted central heating radiator for seasonal comfort.

Bedroom 2

12' 1" x 11' 5" (3.68m x 3.48m)

Another excellently proportioned and spacious double bedroom situated with a large uPVC double-glazed leaded window to the front elevation. The room is finished with characterful exposed wood floorboards, textured ceilings with multi-directional spotlighting, and features a deep built-in alcove with fitted display shelving maximizing the space. Central heating radiator.

Bedroom 4

8' 11" x 7' 6" (2.71m x 2.28m)

Completing the flexible sleeping accommodation, this good-sized fourth bedroom is located to the rear of the property and is currently utilized as an ideal home office. The room features a striking, retro-inspired geometric patterned wallpaper and continuous characterful exposed wood flooring. Excellent natural light is



provided by a uPVC double-glazed leaded window looking out over the rear aspect towards the gardens, with a wall-mounted central heating radiator positioned directly below.

Bathroom

11' 7" x 7' 5" (3.53m x 2.25m)

A well-appointed family bathroom featuring white tiled walls and a suite comprising a curved glazed shower enclosure, pedestal wash basin with mixer taps, close-coupled WC, and a generous corner bath with panelled surround. uPVC double glazed window to the rear elevation. Central heating radiator. Loft access.

Garage

20' 1" x 8' 10" (6.11m x 2.68m)

The property benefits from this large garage which has internal light and power along with garage door to the front and side personal door and window. Internally the garage also has a w.c and washbasin before further doors take you through to the workshop area.

Workshop

17' 5" x 14' 6" (5.31m x 4.43m)

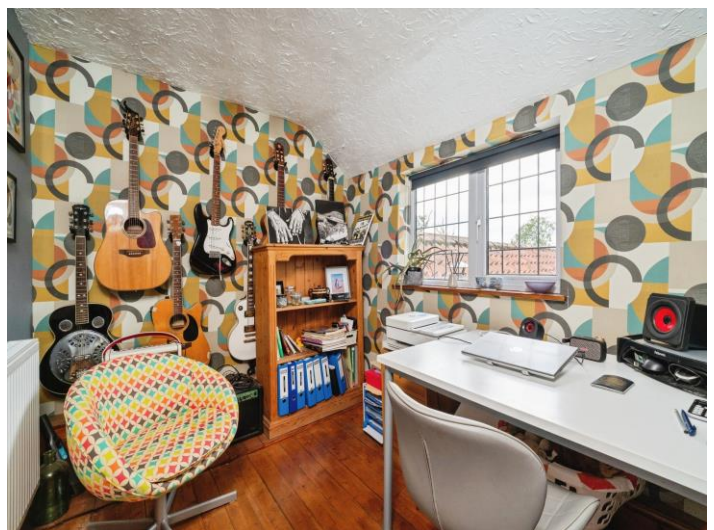
A versatile space that offers great scope, and even creates the opportunity subject to any permissions to possibly convert the garage / workshop and w.c into a granny annexe or similar. Garage door opening to the garden.

Front Garden

The property stands back from the road behind an attractive, low-maintenance front frontage that perfectly complements its rustic brick facade. A generous gravel driveway provides convenient off-road parking for multiple vehicles, flanked by a neat area of lawn. The traditional central entrance door is framed by a mature climbing plant and a manicured low hedge, while symmetrical uPVC double-glazed leaded windows add classic cottage character to the elevation. To the side, a gravel driveway offers easy access toward the rear garden, and garage.

Rear Garden

An absolute standout feature of this property is the extensive, highly versatile cottage-style rear garden that stands as a true paradise for gardening enthusiasts and growing families alike. To the immediate rear of the cottage lies an expansive, paved courtyard patio area that accommodates a large dining setup and barbecue station with ease. This private outdoor entertaining space neatly houses the property's eco-efficient air source heat pump unit and is enveloped by thriving potted plants, a timber garden shed, and a charming brick-built outbuilding with an integrated bay window. Leading away from the patio, a slate-shingled pathway guides you through beautifully deep, rustic herbaceous borders overflowing with a vibrant mix of mature



shrubs, perennials, and towering sunflowers. This path opens onto a vast, beautifully maintained central lawn, bordered by secure timber fencing and thick privacy hedging. Nestled within the lawn is a decorative stone-ringed fire pit area, a timber summerhouse with an elevated children's play deck, and a selection of mature, established fruit trees. For those looking to embrace a self-sufficient lifestyle, the far end of the garden is a dedicated cultivation haven. This productive space features a substantial professional-grade polytunnel greenhouse, an adjacent glass greenhouse, multiple raised vegetable beds, and a compost area. Backing directly onto open countryside, the entire plot offers an enviable degree of privacy and boasts spectacular, uninterrupted panoramic views over the rolling fields beyond.

Additional Information

This property has been carefully future proofed with the addition of an heat source pump and ten large solar panels to the roof ensuring a reduced cost to the living expenses of the property.

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Viewings

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

Council Tax Information

Band B: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Mortgage Services

Our Mortgage Services Consultants can help you explore your mortgage and protection options by providing clear guidance on the home-buying process, including the costs involved and advice on how much you can afford to borrow. They can also help you find the right mortgage by comparing thousands of deals from a panel of high street and specialist lenders.

Any fees payable will be explained in your initial no-obligation appointment, before you choose whether to use our Mortgage Services.

Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management

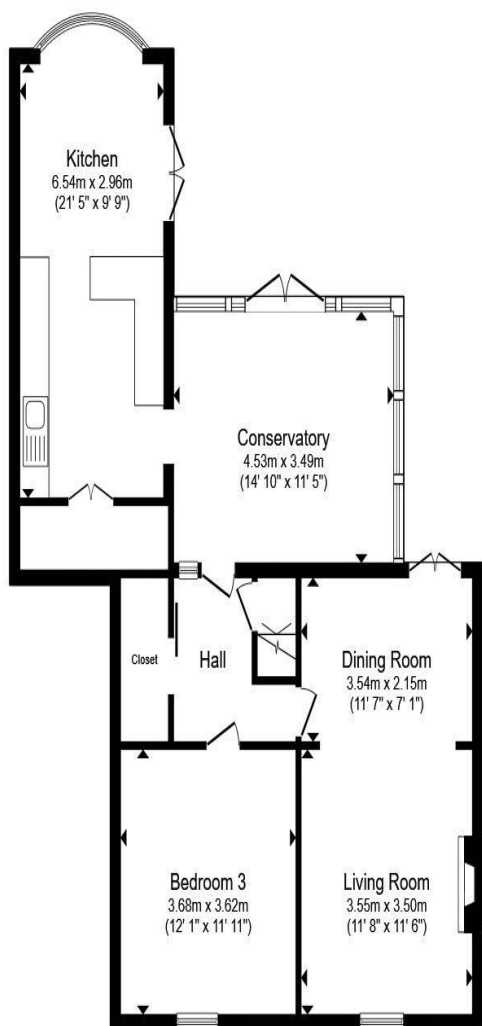
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.



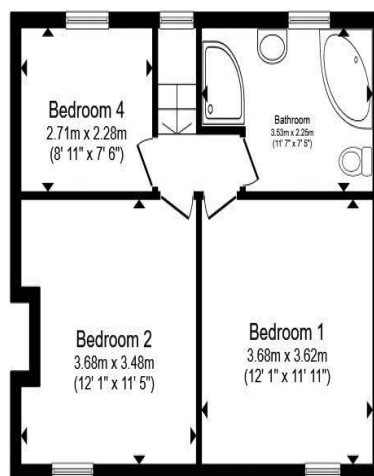
OPEN 7 DAYS A WEEK

Monday to Friday
Saturday
Sunday

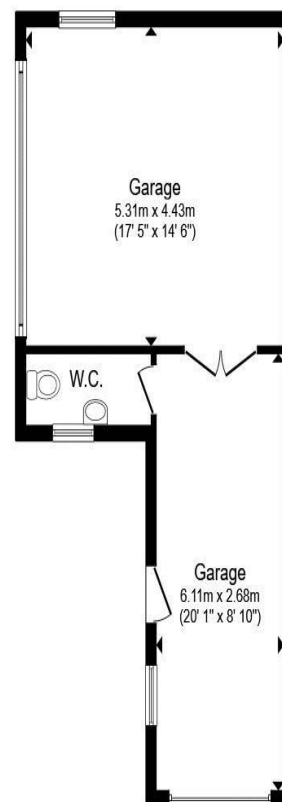
9am to 5.30pm (Tuesday opening 9.30am)
9am to 3.00pm
11am to 2.00pm (Louth & Immingham closed)



Ground Floor



First Floor



Outbuilding

Total floor area 169.2 m² (1,821 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

