



114 West Street

Alford

M A S O N S

— SINCE 1850 —



114 West Street

Alford
LN13 9DJ

Detached garden room, ideal as a home office, studio, gym, hobby space, or peaceful retreat

Original period features such as exposed beams, fireplaces, and cottage-style detailing

Private rear garden

Chain-free

Spacious living accommodation

Three-bedroom cottage

Grade II listed property

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Situated within the heart of a traditional town, this delightful Grade II listed three-bedroom thatched cottage offers a rare blend of charm, character, and everyday convenience. Rich in period detail, the property features exposed beams, fireplaces, and a wealth of original cottage-style elements throughout. It has also been improved in recent years, including a newly upgraded electrical system and modernised boiler, enhancing comfort and efficiency while remaining sympathetic to its historic character.

The well-presented accommodation provides versatile three-bedroom living, creating a warm and inviting atmosphere that balances period charm with modern comfort. Outside, the attractive garden offers a private retreat, complemented by a superb detached garden room, ideal as a home office, studio, gym, or entertaining space. The property also benefits from secure gated access for added privacy and peace of mind.

Further enhancements include a comprehensive upgraded Wi-Fi network, providing reliable high-speed coverage throughout the house and gardens—ideal for home working, streaming, and modern family life. For additional security and convenience, the property is equipped with a monitored alarm system and security cameras.

The property enjoys a pleasant position with established front access, combining a peaceful setting with easy access to local amenities and the character of the surrounding town.





The ground floor accommodation comprises three reception rooms arranged in a connected layout, providing a flexible and practical living space suited to both day-to-day family life and entertaining. The dining room provides a well-proportioned space for formal and informal dining and retains exposed timber beams that reflect the property's period origins. Its central position within the layout allows for a natural flow between the principal living areas.



Adjoining the dining room is the snug, a comfortable secondary reception room featuring exposed beams and an electric log-burner-effect fire. This room offers an ideal space for quieter relaxation and could equally serve as a family room, reading room or home office, depending on individual requirements. Access to the first floor is provided from the snug, with the staircase discreetly positioned behind a traditional wooden door, further reflecting the cottage's character and original design.



The lounge serves as the principal reception room, benefiting from generous proportions, exposed timbers and a traditional fireplace feature that forms a focal point to the room. The combination of original character features and practical living space creates an attractive setting for both everyday use and larger gatherings. Together, the three reception rooms provide a versatile arrangement that balances the cottage's historic character with the requirements of modern living.







Leading on from the dining room, the kitchen is presented in a traditional country-cottage style and is fitted with a range of wooden cabinets that complement the character of the property. The layout provides ample storage and preparation space while remaining sympathetic to the age and style of the cottage. A generous serving aperture creates a connection to the breakfast room, allowing the two spaces to work well together for both everyday living and informal dining.

The breakfast room is a charming and characterful space, offering an attractive setting for informal dining and enjoying views of the surrounding garden. Its cosy proportions and cottage character make it a particularly appealing area within the home, while also providing a practical extension to the kitchen. The Worcester boiler is located within the room.







The first-floor accommodation is arranged around a spacious landing, which provides access to the principal bedrooms and family bathroom. The generous proportions of the landing enhance the sense of space on the first floor and offer sufficient room for a study area or home office space, if required.

The principal bedroom is particularly impressive in scale and benefits from a dual-aspect arrangement, allowing for excellent levels of natural light and attractive views over the surrounding gardens and grounds. The room offers ample space for a range of bedroom furniture while retaining a comfortable and well-balanced layout.

Serving the first floor is the family bathroom, which combines practical modern fittings with character features, including an exposed brick wall that adds texture and interest to the space. The suite comprises a bath with overhead shower, wash hand basin and WC, providing a well-appointed bathroom suitable for both family living and guest use.



In addition to the principal bedroom, the property benefits from two further double bedrooms, both offering comfortable and well-proportioned accommodation. Each room provides sufficient space for a double bed and accompanying furniture, making them suitable for family members, guests or those requiring additional flexibility for home working.

One of the bedrooms benefits from the added convenience of an en-suite bathroom, providing a practical degree of privacy and independence. Both rooms continue the character found throughout the cottage and offer flexible accommodation for a variety of uses. Their generous proportions are a notable feature, ensuring that all three bedrooms provide comfortable living space without compromise. Together, the first-floor bedrooms create well-balanced accommodation suited to a range of occupiers and family arrangements.



Separate from the main house, the garden room provides a versatile additional space that could be utilised as a home office, studio, hobby room or peaceful retreat. Full of character, the room features attractive herringbone brick flooring and established grapevines that enhance its unique setting and connection to the surrounding garden. A quirky log burner creates a distinctive focal point, while the provision of electricity, upgraded electrics, and Wi-Fi ensures the space is well equipped for modern-day use. Combining practicality with charm, the garden room offers a valuable extension to the property's accommodation and a delightful place to enjoy the gardens throughout the year.



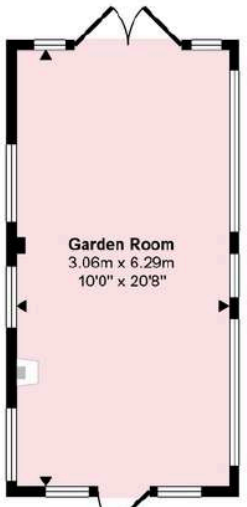
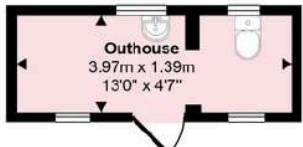
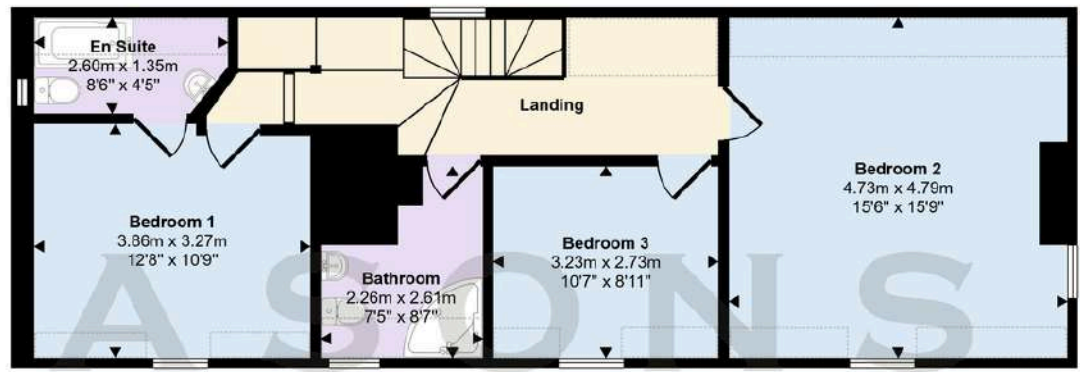
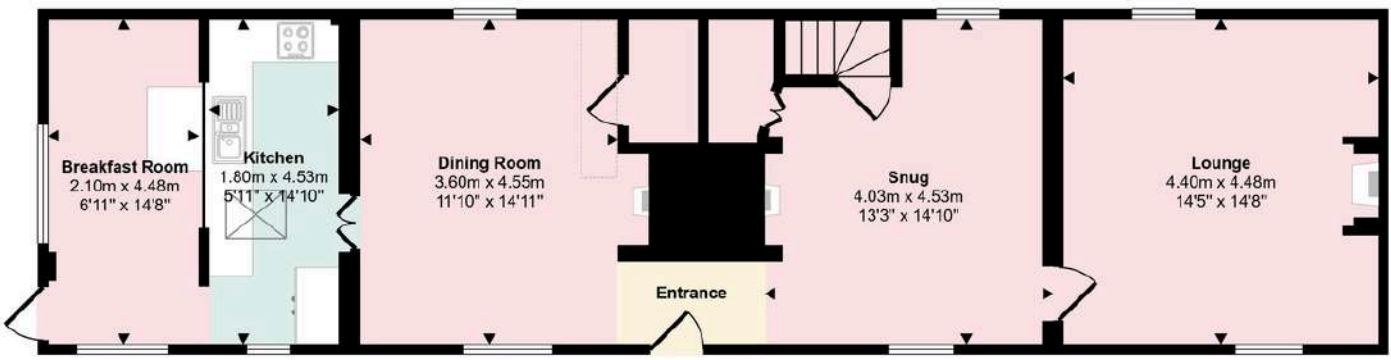


The mature and well-established gardens provide a variety of spaces to enjoy throughout the seasons, with several tucked-away areas creating a sense of privacy and discovery across the plot. In addition to the principal garden areas, the property benefits from a separate garden room and a detached outhouse, offering useful ancillary accommodation and storage.

The outhouse is equipped with a water supply and an external WC, providing practical facilities for gardening and outdoor entertaining. Further outbuildings include three separate sheds, offering extensive storage for tools, equipment and seasonal items, while a dedicated bin store helps keep the garden organised and discreet. The additional outbuilding also offers potential for conversion to a variety of alternative uses, subject to any necessary consents.

Combining established planting, functional outbuildings and a number of secluded corners, the gardens offer both practicality and character, complementing the charm of the cottage and providing a highly versatile outdoor environment. The property also benefits from a separate garaging space included within the sale, providing valuable additional parking and storage.





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.

Alford

Traditional Market Town

Known as a charming traditional market town in the heart of the Lincolnshire Wolds, Alford is a picturesque and well-loved town offering a welcoming community atmosphere and a strong sense of local heritage. The town is best known for its historic market square and regular markets and events, which bring a lively and social feel throughout the year. A selection of cafés, traditional pubs, and independent shops provide everyday convenience alongside a relaxed rural lifestyle.

For those seeking an active lifestyle, Alford is ideally positioned on the edge of the Lincolnshire Wolds Area of Outstanding Natural Beauty, offering immediate access to scenic countryside walks, bridleways, and rolling landscapes. The town also benefits from a range of local sports and leisure facilities, supporting an active and community-focused way of life.

Alford is well served by reputable local primary schooling, making it particularly appealing for families, with additional schooling options available in nearby towns. The area offers a strong sense of community while still providing access to wider amenities and services.

Just a short drive from the Lincolnshire coastline, residents can enjoy unspoilt beaches, nature reserves, and coastal walks to the east. For wider connectivity, nearby towns including Louth, Boston, and Lincoln provide further shopping, leisure, and employment opportunities, with Lincoln approximately 25 miles away and Grimsby around 20 miles to the north, ensuring good regional access while maintaining a peaceful market-town setting.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band C

Services Connected

We are advised that the property is connected to mains gas, electricity, water and drainage but no utility searches have been carried out to confirm at this stage.

Tenure

Freehold

Location

What3words: ///albums.behalf.rich

Directions

From the centre of Alford in the market place, turn left onto West street. Travel for a short distance until the driveway for number 114 is found on the right side.

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. Material information, compliant with Digital Markets Competition and Consumers Act 2024, is available on request or from the website listing.

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SINCE 1850

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