FAIRWEATHER
ESTATE AGENTS

Walnut Tree Cottage, Meer Booth Road, Langrick, PE22 7AB

£575,000

Walnut Tree Cottage

The sellers of this beautiful country cottage are really hoping that we find buyers who will enjoy it as much as they have over the years. While moving on is an exciting prospect, there are always mixed emotions when selling properties that have been loved quite as much as Walnut Tree Cottage. Even when visiting the property for the very first time, this spacious family home had a lovely feeling and I instantly felt welcome. It has many charming character features such as latch doors, oak and terracotta floors and exposed brick and vaulted ceilings, and these natural materials combine with a neutral décor and textiles to create a wonderful sense of comfort.

The property has changed a lot over the years, as the owners have tastefully modernised and adapted the property to suit the lifestyle of their growing family. An attractive one bedroom detached annexe was built in 2002 and is completely self-contained, so perfect for an older relative or for visiting guests. A utility room and separate dining / family room were added to the cottage in 2009 and a fabulous oak framed garden room that overlooks the back garden and neighbouring countryside was built in 2012, quickly becoming the 'favourite' room in the property.

The open-plan 'living kitchen' is the main hub of the home, and has ample space for cooking and dining, as well as room for chairs in front of one of the property's three Clearview woodburning stoves. Windows and doors to both the front and rear, allow this typical country kitchen - which has just been fitted with new Murdoch Troon kitchen units and worktops, to benefit from some lovely views over the ¾ acre of attractive wraparound gardens that surround the property. The four other reception rooms ensure that there is more than enough room for a busy family to have their own personal space.

Reached over a long, sweeping gravel driveway, there is ample secure parking to the rear for many vehicles, including space for a caravan or motorhome. The most attractive, private and well-established gardens and far-reaching views are enjoyed from every room in the property, with the aspect changing with every season. The outside is actually just as well-considered as the inside, with several areas perfect for enjoying the outdoors from growing your own produce, outdoor dining and entertaining and even relaxing under the stars in the hot-tub.

Entrance - While there is a front door within a bespoke oak framed storm porch, the family mainly use the back door which leads straight from the driveway when entering the property.

A part glazed back door opens into an **Entrance Porch -** Having a tiled floor with wooden door leading through to the:

Open-Plan Living Kitchen And Dining Area 6.80 m x 6.64 m (22'3 x 21'9) – Having double glazed windows to both the front and rear aspect, rustic terracotta tiled flooring and an attractive brick Inglenook style fireplace with beam over and Clearview wood burner inset. To either side of the fireplace is a built-in bookshelf and a storage cupboard with shelving which houses the consumer unit. The kitchen comprises a range of new Murdoch Troon painted drawer and cupboard units, with soft-close drawers and solid wooden worktops. A free-standing larder unit / dresser is also included within the sale as compliments the kitchen units perfectly. A Leisure Rangemaster cooking range has an extractor canopy above and there is an attractive range of shelving and wall mounted units adding to the style of this country kitchen. This is a generous room which also has ample space for a dining table, sofa and coffee table etc. A set of double doors open out onto an oak porch that leads onto the kitchen garden at the front of the property.

Utility Room 3.04 m x 2.58 m (9'11 x 8'5) – Has a double-glazed window to the rear aspect, solid oak worktop with an inset ceramic sink unit and cupboard beneath in addition to plumbing for a washing machine and tumble dryer which are included within the sale of the property. An inner lobby has space and plumbing for an American style fridge freezer which is also be included within the sale of the property. The utility room has a generous amount of cupboard space and has a latch door through to the **cloakroom** and access through to the front door which opens out onto a generous **oak framed storm porch** which has hot and cold water taps, tiled floor, coat hooks and a light; perfect for hanging wet coats and cleaning muddy boots and paws.

Inner Hall - Has oak flooring and an extensive range of built-in cupboards with shelving. Double doors open through to the:

Main Hall 5.79 m x 2.75 m (18'11 x 9'0) – Which has a continuation of the oak flooring, window to the side aspect and staircase rising to the first floor accommodation. An arched doorframe is an unusual feature that links the property to the Keightley family who were the original owners and local boat makers.

Snug/Study Area 3.61 m x 3.59 m (11'10 x 11'9) – Has a continuation of the oak flooring and a latch door through to the:

Ground Floor Shower Room – Having two double glazed windows to the side aspect, tiled floor and a large walk-in shower, low-level WC, modern circular wash basin upon a glass and wooden base and a towel rail.

Oak Framed Sunroom 4.51 m x 3.83 m (14'9 x 12'6) – Added by the current owners in 2012 this fabulous room overlooks the rear garden and open countryside beyond, it has wooden flooring, double glazed windows to either side and the rear aspect and French doors to the side aspect.

Sitting Room 7.58 m x 3.77 m (24'10 x 12'4) – Has two double glazed windows to the front aspect and a continuation of the oak flooring. A second Clearview woodburning stove can be found in this room and has a beam over inset into an exposed brick chimney breast.

Garden/Dining Room 3.85 m x 6.61 m (12'7 x 21'8) - Has French doors to a covered courtyard area to the side of the property and doors also to the rear aspect and hot tub / barbecue area. There is a continuation of the oak flooring and a third Clearview woodburning stove. This room has ample space for dining table and chairs as well as sofas.

The first floor landing has an airing cupboard housing the hot water tank and a range of shelving. Doors are arranged off to the:

Master Bedroom 7.14 m maximum by 4.60 m (23'5 x 15'1) – Having double glazed windows to the front, side and rear aspect as well as a generous walk-in wardrobe with hanging rails and shelving.

Bedroom Two 3.83 m x 3.75 m (12'6 x 12'3) - Has restricted headroom in part due to sloping ceiling and double glazed window to the side aspect.

Bedroom Three 4.12 m x 2.93 m (13'6 x 9'7) - Has double glazed windows to the front and side aspect.

Bathroom 3.83 m x 2.95 m (12'6 x 9'8) – Has double glazed windows to the front aspect. This generous bathroom has a nice combination of oak floorboards and Victorian style patterned tiles. It comprises a three-piece bathroom suite of free-standing bath with ball and claw feet with mixer tap and shower over, low level WC and pedestal wash handbasin.

Detached Self-Contained Annexe - Formally the double garage and converted by the owners in 2002, this one bedroom annex is completely self-contained and comprises a fully fitted **Kitchen 3.6 m x 2.78 m (11'9 x 9'1), Lounge 5.28 m x 2.60 m (17'3 x 8'6)**, **Double Bedroom 4.66 m x 2.60 m (15'3 x 8'6)** and a large fully tiled **shower room** with walk-in shower, low-level WC and pedestal wash hand basin. **The Annexe** - Has a brick built Veranda area to the front aspect which has been ideal for the storage and seasoning of logs for the wood burner and a generous decking area to the rear aspect enjoying wonderful open views over the fields beyond. We understand that the services connected to the annexe are joined to those of the main house, but that the annexe has its own septic tank.

Outside - The property enjoys a private, established and most attractive plot extending to approximately 3/4 of an acre in total. Set back from the road and secluded by established hedging, Walnut Tree Cottage has a generous front garden which is laid mainly to lawn with a range of apple and pear trees as well as several soft fruit bushes. A lovely brick and wooden framed Victorian style greenhouse still has eight years remaining under its manufacturer's guarantee and there are several raised beds, perfect for a thriving kitchen garden. An extensive gated gravel driveway runs the full length of the plot providing a huge amount of parking and turning space for many vehicles. The generous size of the parking area at the rear of the property makes it ideal for anyone who has a caravan or motorhome. The rear garden is also mainly laid to lawn with several established trees and shrubs and flowerbeds planted with a host of spring bulbs and attractive cottage garden style plants. A courtyard area to the side of the property includes a covered dining area and a hot tub which the sellers inform us has been fully serviced. Other outbuildings include a timber **summerhouse** with lights and power.

* We are aware that neighbouring land is within a potential route being considered within National Grid's infrastructure proposal to construct pylons to transport offshore wind energy between Grimsby and Walpole in 2029. Whilst only a proposal at this stage, which has been formally objected to by Lincolnshire County Council and local MPs in favour of underground cabling or offshore routes, our agency and our clients wish to make interested parties aware of this proposal to ensure full transparency.

FAIRWEATHER
ESTATE AGENTS

22 Dolphin Lane, Boston
Lincolnshire PE21 6EU

T| 01205 336122

E| sales@fairweather-estateagents.co.uk