



Yew Tree Cottage , Maltkiln Road

| Fenton, Lincoln | LN1 2EW

Offers Over £200,000



Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents.
Agricultural & Fine Art Auctioneers.

Yew Tree Cottage

Malkiln Road |

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A Wonderful Opportunity for anyone looking for a Three/Four Bedroom Cottage requiring renovation. Set in the village of Fenton, within the Fenton and Torksey Parish, this rural village has been at the centre of farming for many years, including breeding Lincoln Red Cattle. The nearby village of Saxilby has all the usual amenities including a medical centre and railway station. Local schooling is also well provided for. Fenton is less than ten miles from Lincoln City Centre, and within easy reach of Newark and the A1.

This Cottage is ripe for refurbishment. In the late 19th and early 20th century Yew Tree Cottage was the home of the local farrier. The stables/garages were originally used to house the horses waiting to be shod.

Yew Tree Cottage is a split level character home with accommodation comprising:- Reception/Living Room, Living/Dining Room, Inner Hall, Cellar, Kitchen, Bathroom, Study or Fourth Bedroom plus Three Further Bedrooms and an Attic. Outside there are Large Gardens to Front, Side and Rear. Stable Block/Garages. This cottages is Offered For Sale with No Chain and more suitable for Cash Buyers.

- Semi Detached Cottage
- Lovely Village Setting
- Three to Four Bedrooms
- Good Sized Gardens
- Cash Buyers Only
- Renovation Required
- Stables/Garaging
- No Chain

Reception/Living Room

12'1 x 12'10 (3.68m x 3.91m)

Log burner. Window to front. Panelled doors to Living Room and Inner Hall.

Living/Dining Room

12'2 x 11'4 (3.71m x 3.45m)

Open fire with tiled hearth, surround and mantel. Night storage heater. Window to front. Beam to ceiling.

Inner Hall

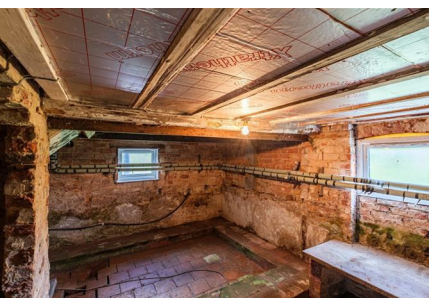
Stairs to First Floor. Latched doors to Kitchen and Basement.

Cellar

14'0 x 9'1 min (4.27m x 2.77m min)

Quarry tiled floor. Windows to rear and side.





'L' Shaped Kitchen

14'0 x 9'5 plus 6'7 x 3'0 (4.27m x 2.87m plus 2.01m x 0.91m)

Wall and base units. Roll top work-surfaces with inset single drainer, stainless steel sink top. Built-in Electric oven, hob and extractor. Window to rear. Night storage heater. Half double glazed door to rear garden. Door to staircase, heading up to Raised Ground Floor including the Bathroom and Study/Fourth Bedroom.

Raised Ground Floor

Bathroom

White suite of panelled bath with shower and glazed screen over. Pedestal wash basin. Low Level W.C. Tiling to water sensitive areas. Airing cupboard housing foam lagged hot water cylinder. External wall has been internally insulated. Chrome heated towel rail. Door to:-

Study/Fourth Bedroom

7'3 x 8'7 (2.21m x 2.62m)

Window to side. Night storage heater. Doors to Bathroom and Main First Floor Landing. External wall having internal insulation.

Main First Floor Landing

Doors off.

Bedroom One

12'1 x 13'5 max (3.68m x 4.09m max)

Night storage heater. Window to front.

Bedroom Two

11'10 x 11'10 (3.61m x 3.61m)

Window to front. Night storage heater.

'L' Shaped Bedroom Three

13'11 x 9'11 plus 6'8 x 2'11 (4.24m x 3.02m plus 2.03m x 0.89m)

Window to rear. Night storage heater. Built-in cupboard. Door with stairway beyond to Attic.

Attic

9'3 x 14'4 (2.82m x 4.37m)

Window to side.

Front Garden

Approached via decorative wrought iron gate and evergreen 'Yew' archway. Lawn. Fruit tree. open to:-

Side Garden

Two areas of lawn with central pathway flanked by manicured 'box' hedge, which leads to the Stables/Potential Garages. Open to:-

Rear Garden

Rear patio area. Garden Store (10'7 x 8'1). Picket fence and gate leading to additional rear garden area with further lawned area and fruit trees.

Additional Information

Yew Tree Cottage

Tenure: Freehold

Council Tax Band: B - West Lindsey

Services: T.B.C.

EPC Rating: E

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Yew Tree Cottage (Ground Floor)

Approx. 60.8 sq. metres



Mid Floor

Approx. 17.4 sq. metres



First Floor

Approx. 48.8 sq. metres



Total area: approx. 127.0 sq. metres

Robin Mapleston (info@epcforproperty.net) / Plan is for illustration and marketing purposes only
Plan produced using PlanUp.

Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | 100 |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 44 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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Agents Note:
Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.