



## Ivy Cottage, Main Street

| Cadney, Brigg | DN20 9HR

£330,000



Perkins George Mawer & Co.

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

# Ivy Cottage

Main Street |

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Pretty, Detached English Country Cottage set in the lovely Rural Village of Cadney which has a Historic Grade I Listed Church with monthly Candlemas Service and an active Church Hall offering weekly coffee mornings. From the village there is a thrice weekly bus service into the Market Town of Brigg, three miles distance, which has a selection of Pubs and Eateries, Schooling for All Ages, Two Supermarkets, Doctors, Dentists, Leisure Centre and regular, successful Farmers Markets. If you need to travel further afield there is a Railway Station or access to the motorway network via the M180. There are countryside walks around the village and surrounds or riverside walks along side the Ancholme in town. Hall Farm Park is situated at South Kelsey which makes for a great family day out with several indoor and outdoor activities, there's also a cafe/restaurant for anyone wanting to unwind and a good Village Pub, The Butchers Arms in neighbouring North Kelsey.

This charming cottage has many character features including the open fire, perfect for cosy evenings or open double doors out to the garden for Summer enjoyment. The well proportioned accommodation comprises: Entrance Porch, Hall, Living Room, Study Area open plan to Dining Area, Fitted Kitchen. On the First Floor there is a Landing, Three Bedrooms and a Good Sized Bathroom with four piece suite. The cottage is positioned nicely in lovely gardens and is accessed via a five bar gate, which leads to the Driveway with Parking for several cars, Garage and Outbuilding.

- Charming Detached Cottage
- Well Proportioned Rooms
- Open Plan Dining/Study
- Fitted Kitchen
- Parking plus Garage
- Quiet Rural Village Location
- Set in Pretty Cottage Gardens
- Cosy Living Room
- Three Bedrooms and Bathroom
- Wrap Around Cottage Gardens

Porch

Opening to:-





### Entrance Hall

Panelled entrance door. Double radiator. Single glazed frosted window to side. Stairs to First Floor with stripped wood panelling. Stripped wood doors to Living Room and Study Area.

### Living Room

13'2 x 13'0 (4.01m x 3.96m)

Open fire in cast iron 'Victorian' style surround with tiled cheeks. Sealed unit double glazed window to the front. Sealed unit, multi pane glazed double French Doors to garden. Double radiator. Stripped floor.

### Study Area

9'3 x 13'1 (2.82m x 3.99m)

Quarry tiled floor. Sealed unit double glazed window to the front. Double radiator. Under stairs storage. Open plan to:-

### Dining Area

8'3 x 13'1 (2.51m x 3.99m)

uPVC double glazed window to the rear and side. Stable door to garden. Double radiator.

### Kitchen Area

16'7 x 7'3 (5.05m x 2.21m)

Range of cream coloured units including a 'dresser style' unit with display shelving and wall cupboard. Built-in double oven and Neff electric hob. Double opening storage/pantry cupboard. Two uPVC double glazed windows to the side. White heated towel rail. Belfast sink. Wood work-surfaces.

### Galleried Landing

Stripped doors off. Sealed unit double glazed window to the front.





### Bedroom One

13'3 x 13'0 (4.04m x 3.96m)

uPVC double glazed window to the rear. Sealed unit double glazed window to the front. Double radiator. Dado rail.

### Bedroom Two

8'2 x 13'2 (2.49m x 4.01m)

Sealed unit double glazed window to the rear. uPVC double glazed window to the side. Double radiator.

### Bedroom Three

10'7 x 7'10 (3.23m x 2.39m)

Sealed unit double glazed window to the front. Double radiator. Built-in double wardrobe.

### Good Sized Bathroom

6'6 extending to 7'8 x 17'0 (1.98m extending to 2.34m x 5.18m)

Four piece shower including double shower cubicle with 'marble effect' mermaid style boarding. Panelled bath. Victorian style wash hand basin in vanity unit with two double cupboards under. W.C. with concealed cistern. Marble effect tiling to water sensitive areas and floor. Two uPVC double glazed windows to the side and one to the rear. Chrome heated towel rail. Double radiator. Airing cupboard housing foam lagged hot water cylinder.

### Surrounding Cottage Gardens

Approached via gravelled driveway and five bar gate which provides parking for several cars and access to the garage. Shaped lawns and borders, mature trees and shrubs. Patio area. Brick Outbuilding/Store.

### Single Garage

### Additional Information

Tenure: Freehold

Services: All mains services connected with the exception of gas

Council Tax: Band C - North Lincolnshire

EPC Rating: E

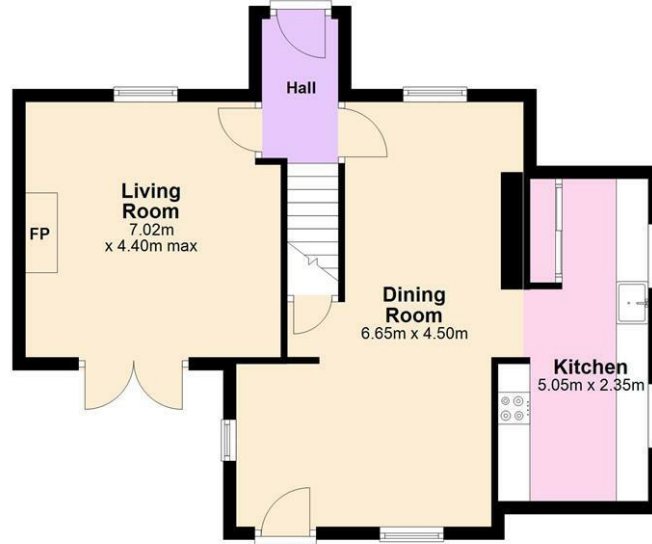
Agents Note: There is Planning Permission to develop the farm behind Ivy Cottage





### Ground Floor

Approx. 60.7 sq. metres



### First Floor

Approx. 52.8 sq. metres



Total area: approx. 113.4 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		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>		
(39-54) <b>E</b>	45	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.