



0.33 Acre - Lindum Cottage, Church Lane

| Swaby, Alford | LN13 0BQ

£400,000



Perkins George Mawer & Co.

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

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Dreaming of your Perfect Cottage? If you enjoy Seclusion, Peace & Quiet, you will Love this Home, it is Perched on the Brow of a Hill, out of the main village with no immediate neighbours. It is surrounded by and has Views Over Breath-taking Scenery including the Shrunken Medieval Village of Swaby, denoted by its Cropmarks and Earthworks including Tofts, Crofts & Boundaries. It also has a Beautiful Vista out to Historic Lynchets which show the village's links to an ancient agricultural past. There are an abundance of countryside walks across the Lincolnshire Wolds National Landscape and Area of Outstanding Natural Beauty, they're perfect places to unwind and enjoy Stunning Views. If you need 'every-day' essentials, you can nip to Alford, around 6 miles which boasts the Queens Elizabeth's Grammar School, a Co-op Food Store and selection of Independent Shops or even closer the Spar Shop at Ulceby Cross Filling Station.

The Cottage offers year round Spectacular Changing Scenery that you can look or walk to with a Public Footpath opposite your very own driveway or simply snuggle down in front of your Multi Fuel Stove & enjoy from the cosy warmth of your own home. It has had much redecoration work undertaken recently & benefits from uPVC Cottage Style Double Glazing, it's warmed by Oil Fired Central Heating. The accommodation has character features and comprises in brief; Entrance Porch, Living Room with Multi Fuel Stove in Brick Fireplace which opens to the Dining Room which has stunning hillside and lynchet views, together with the adjoining Garden Room. There is a Ground Floor Bedroom/Study, Shower Room & Fitted Kitchen all on the Ground Floor, whilst on the First Floor you can find Two Further Bedrooms & an En-Suite Bathroom. Gorgeous Gardens surround the cottage & include Woodland Gardens areas, Glades, Wildflower Meadow, Wildlife Pond and a once productive Vegetable Plot that now supports Roses & Shrubs. There is an Outbuilding including Outside Loo and a Garage.

• ** VIEWING STRICTLY BY APPOINTMENT **

- Secluded & Peaceful Setting
- Living open To Dining Room
- Fitted 'Cottage' Kitchen
- Stunning Wooded & Cottage Gardens
- Breathtakingly Beautiful Position
- No Direct Neighbours
- Garden Room/Conservatory
- Three Bedrooms, Bathroom & Shower Room
- Gravel Driveway & Garage

Front Porch

Approached through stable door. Windows to front and side. Tiled floor. Terracotta tiled shelf. Multi pane, single glazed inner door to:-





Living Area

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

Feature brick fireplace with quarry tiled hearth, multi fuel stove and beam over. Wood style flooring. Understairs cupboard. Double radiator. Vertical exposed timber. Opening to:-

Dining Area

11'8 x 9'5 (3.56m x 2.87m)

Windows to front, side and rear with far reaching views. Tiled floor. Double radiator. Multi pane glazed door to:-

Garden Room/Conservatory

10'5 6'2 (3.18m 1.88m)

Tiled floor. Picture windows with far reaching views. Door to rear garden.

Ground Floor Bedroom Three/Study

12'1 x 9'0 (3.68m x 2.74m)

Wood style flooring. Windows to front and side. Double radiator.

Fitted 'Cottage' Kitchen

14'8 x 7'9 (4.47m x 2.36m)

Pine panelled wall and base units, wall units with pelmets and concealed lighting under. Run of work-surfaces with inset one and a half bowl single drainer, stainless steel sink top. Wall mounted glass cabinet. Display shelving. Built-in electric oven, hob and extractor. Window and door to rear. Stairs to First Floor. Door to:-

Ground Floor Shower Room

White suite of step-in shower cubicle. Low Level W.C. Pedestal wash basin. Tiled floor. White tiling to water sensitive areas having blue mosaic effect border tile. Double radiator. Window to rear. Double opening cupboard housing Oil Boiler and space for Washing Machine.

First Floor Landing

Velux roof-light window.





Bedroom One

11'5 x 12'4 (3.48m x 3.76m)

Plus fitted wardrobe. Wood floor. Exposed brickwork. Windows to front and side with far reaching views. Radiator. Door to:-

En-Suite Bathroom

White suite of panelled bath. Pedestal wash basin. Low Level W.C. Tiled splashbacks. Wood floor. Window to rear. Radiator. Linen cupboard with door inside giving access to 'secret' eaves storage.

Bedroom Two

12'4 x 9'2 (3.76m x 2.79m)

Windows to front and side with far reaching views. Wood floor. Radiator.

Outside

Front Garden

Mainly laid to lawn.

Side Garden and Wildflower Meadow

Paved terrace with far reaching views. Wooded area and Spring flower border. Lawn. Hedgerow.

Outbuilding

9'1 x 8'3 (2.77m x 2.51m)

Light and electric. Window to side.

Adjoining Garden Loo & Log/Coal Store

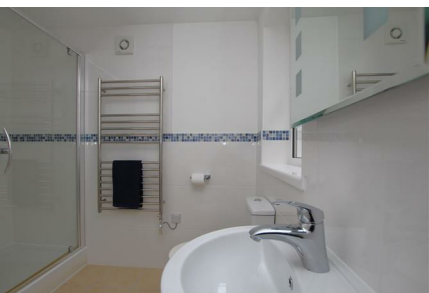
Low Level W.C. Windows to sides. Log Store. Coal store.

Rear Garden

Lawn. Wooded areas. Wildlife pond with water feature (pump currently not working). Gateway to Driveway, Garage and Rear Rose/Shrub Garden.

Gravel Driveway and Parking

Approached through double opening timber ranch gates. Parking for three cars and access to:-



Single Garage

15'11 x 9'8 (4.85m x 2.95m)

Up and over door. Window and door to side. Electric.

Rear Rose/Shrub Garden (Formerly Vegetable Plot)

Brick style pathway. Apple tree. Hedgerow. Roses. Shrubs and Perennials.

Additional Information

Tenure: Freehold

Services: Mains Electric, and Water. Septic Tank. Oil Fired Heating

EPC Rating: E

Council Tax: Band B - East Lindsey

What3Words: removable.sailor.pesky

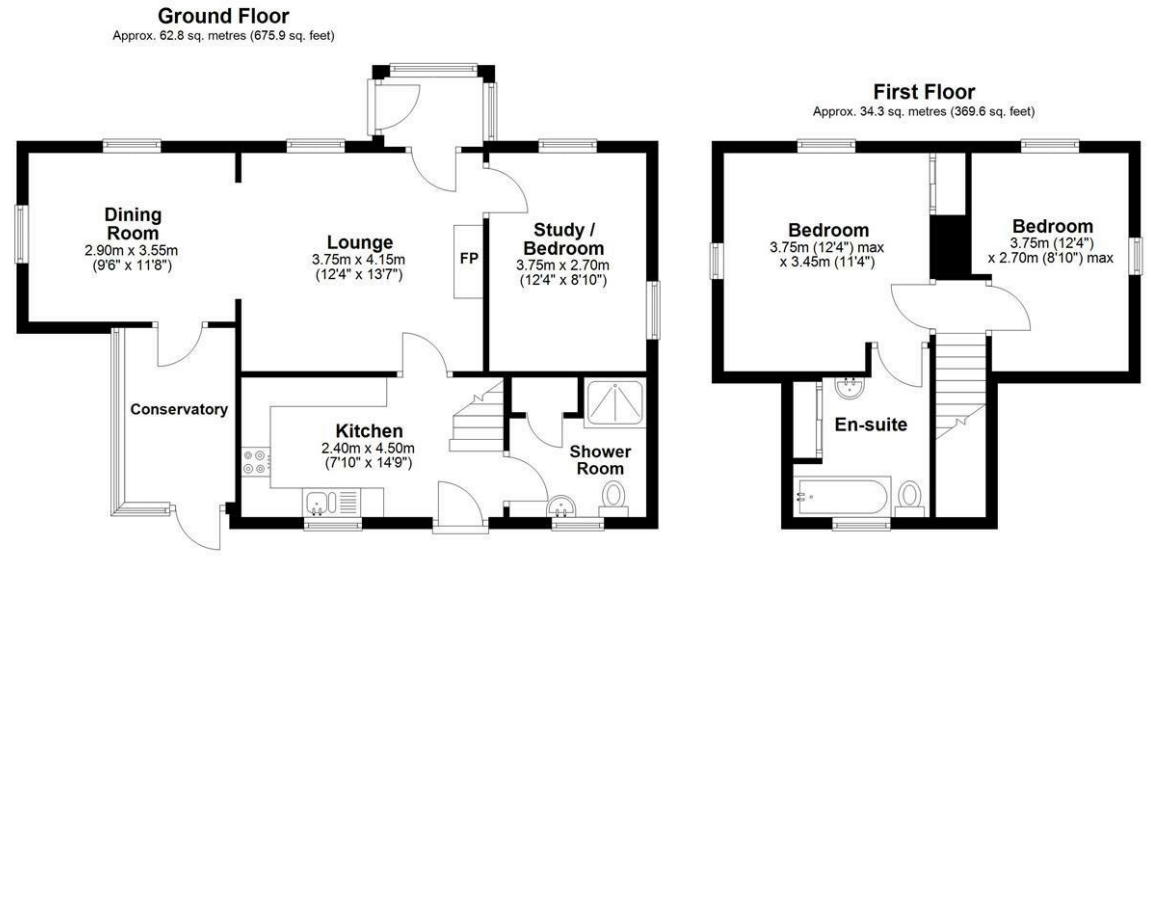
Agents Note: There is a Restrictive Covenant on the Hedgerow and Stock Fence that borders the neighbouring farmland, saying it must be maintained.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(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.