



Church Cottage, Aylesby

GUIDE £320,000



Church Cottage, Church Lane, Aylesby, North East Lincolnshire, DN37 7TT

DESCRIPTION

A delightful detached cottage retaining a wealth of charm and character to include beamed ceilings, tongue & groove latch doors and open fireplaces, situated on the edge of the picturesque village of Aylesby, with views over open countryside. A rare opportunity to purchase a detached country cottage.

Originally three cottages, Church Cottage now offers charming accommodation having three reception rooms, cottage style kitchen with Aga, conservatory and cloakroom to the ground floor and four bedrooms and family bathroom to the first floor. Outside there is a range of brick outbuildings including garage, tool shed, log store and oil tank room. The enclosed gardens encompass three sides of the property and enjoy far reaching views over the neighbouring countryside.

LOCATION

The cottage is located in the village of Aylesby which is situated approximately one mile distant from Laceby which offers local shopping facilities and primary schooling. For secondary schooling the property sits between the well regarded Healing Comprehensive and Caistor Grammar schools. Easy access can be gained to the major road network with the A180 interchange being four miles distant and Great Coates Railway station and Humberside International Airport within commutable distance.

ACCOMMODATION

Entrance Hall

Solid wooden entrance door with side picture windows, original Victorian copper fire, beamed ceiling.

Cloakroom

W.C., wash hand basin, beamed ceiling.

Living Room (5.35m x 4.29m)

French doors leading to the garden, windows to the side and front elevations, brick fire surround with wooden mantle and multi fuel burning stove inset, beamed ceiling, radiator.

Dining Room (4.33m x 3.38m)

Window to the front elevation, wooden fire surround with cast iron insert and open fire grate, built-in fireside cupboard, beamed ceiling, radiator.

Sitting Room (5.89m x 3.63m)

Window to the front elevation, Oak fire surround with with stone hearth and multi fuel burning stove inset, beamed ceiling, radiator.

Kitchen (7.06m x 3.65m)

Window to the side elevation, range of English Oak cupboard and drawer units with granite worksurface over, free standing matching dresser, four oven electric Aga, Belfast sink, built in dishwasher, under stairs pantry cupboard, hand made terracotta floor tiles, beamed ceiling, spot lighting.





Open plan leading to:

Conservatory

Double glazed hardwood conservatory over a brick base, two sets of French doors leading to the garden, fully fitted with Thomas Sanderson blinds, under floor heating, hand made terracotta floor tiles, French doors leading to the sitting room.

Rear Entrance/ Utility Room (3.21m x 2.64m)

Windows to the side and rear elevations, wooden stable entrance door, Belfast sink, plumbing for washing machine, radiator, loft access.

Boiler Room (2.62m x 1.93m)

Window to the rear elevation, 'Grant' oil fired central heating boiler.

Landing

Windows to the side and rear elevations, eaves storage housing hot water cylinder with immersion heater, storage cupboard with radiator.

Bedroom One (4.27m x 3.41m)

Windows to the front and side elevations, radiator, feature cast iron fireplace with wooden surround, loft access.

Bedroom Two (4.33m x 3.40m)

Window to the front elevation, radiator, feature cast iron fireplace, loft access.

Bedroom Three (3.67m x 3.26m)

Window to the front elevation, radiator, loft access.

Bedroom Four (3.64m x 2.62m)

Window to the side elevation, radiator.

Bathroom (3.44 x 1.78)

Velux window to the rear elevation, window to the side elevation, double ended bath, fully enclosed shower cubicle with Aqualisa power shower, vanity wash hand basin with cupboard beneath and shelving above, w.c., heated towel rail, extractor fan, spot lighting.

OUTSIDE

The property is approached via a private lane leading to a cobble effect (imprinted concrete) driveway, providing ample parking. A range of traditional brick outbuildings can be accessed from the rear of the property including a single garage with double opening timber doors (4.85m x 3.04m), tool shed (3.34m x 3.19m), log store (1.75m x 1.33m) and oil tank store (3.22m x 1.04m). Both the garage and the tool shed have a power supply.

An archway through the outbuildings lead to the enclosed rear garden. The garden is predominantly laid to lawn with mature tree and shrub borders with a patio area adjacent to the conservatory. There is also a range of sheds, summer house, greenhouse and chicken run. The garden continues to the front of the property which enjoys open views over the neighbouring countryside.





GENERAL REMARKS and STIPULATIONS

Tenure and Possession: The Property is freehold and vacant possession will be given upon completion.

Council Tax: We are advised by North East Lincolnshire Council that this property is in Band E.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

Agents Note: Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am - 12.30pm.

Viewing: Please contact the Brigg office on 01652 654833.

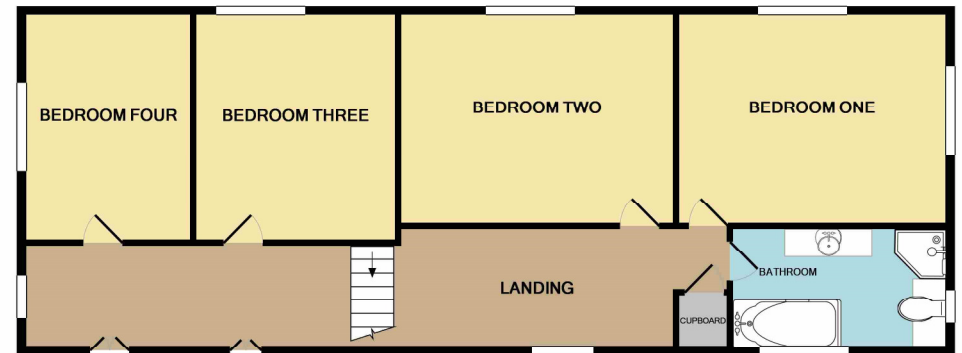
Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Brigg - 01652 654833.

These particulars were prepared in October 2017.





GROUND FLOOR
APPROX. FLOOR
AREA 1261 SQ.FT.
(117.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 835 SQ.FT.
(77.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 2096 SQ.FT. (194.8 SQ.M.)

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