



Rural and Equestrian

Two Ways Cottage  
Wragholme LN11 7BE

**M A S O N S**  
RURAL & EQUESTRIAN









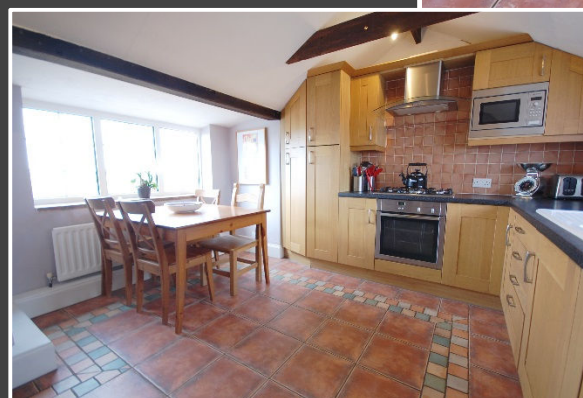




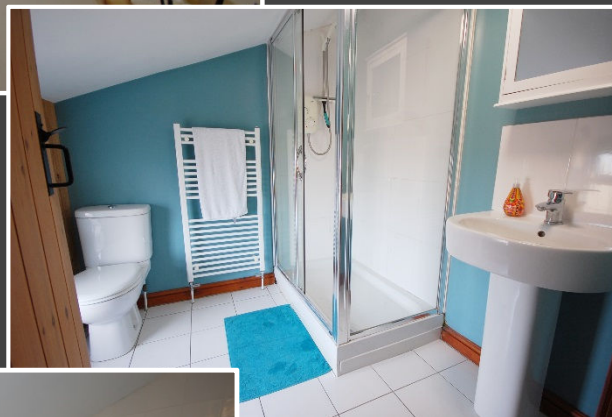
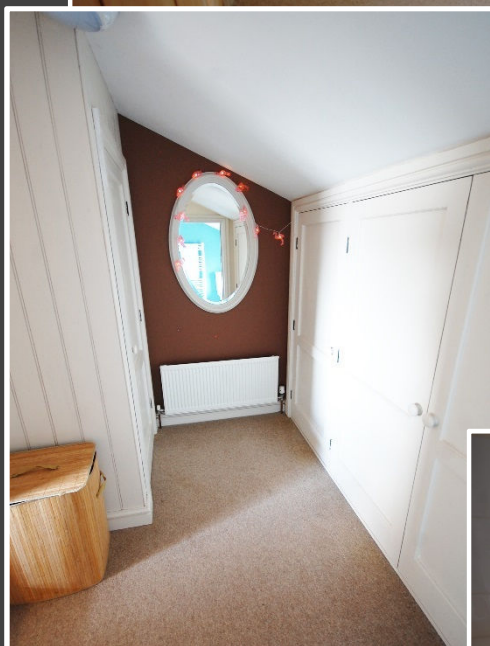




















Rural and Equestrian





**A handsome and characterful detached country cottage with no close neighbouring property, open views across the fields and level gardens of generous size with a large detached double garage/workshop. The accommodation provides 4 good bedrooms, ensuite shower room and dressing room to the master bedroom, family bathroom, 3 hallways, cloaks/WC, 3 reception rooms, utility area and an attractive dining-kitchen**

## Directions

From Louth, take the A16 road north and continue past the village of Fotherby and then through the village of Utterby. Continue north and at the staggered crossroads take the right turn towards Covenham, along Pear Tree Lane. Continue until the eventual staggered crossroads and turn right then immediately left to continue east along Bull Bank. Carry on and proceed through the tight S-bend, then after a short distance you will cross the Louth Canal where the lane becomes Firebeacon Lane. Two Ways Cottage is then a short way along on the right side and stands immediately adjacent to the lane.

## The Property

This detached cottage is believed to date back in parts to the 19<sup>th</sup> Century and has since been extended to create the accommodation of today. The cottage has white colour-washed brick and rendered walls beneath pitched timber roof structures which are covered in clay pan tiles. Windows are white uPVC double-glazed units and heating is by an oil central heating boiler. There is also an open fireplace in the sitting room.

The detached garage/workshop has rendered block-built walls on a brick plinth beneath a pitched and hipped pan

tilled roof which complements the main property. The accommodation has a homely atmosphere with many character features including pine ledge doors with latch handles, painted and natural beams, fireplaces, split-level floors, low cottage ceilings and doorways, welsh ceilings and more.

## Accommodation

(Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale) The front of the house is deemed to be the elevation facing west as shown in the main image for the purposes of this description.

## Ground Floor

Front Entrance with white uPVC six-panelled door into the:

## Entrance Hall

With a slate floor extending into the cloakroom/WC adjacent, a radiator in decorative case, wall light point and window providing open field views. Painted panelled ceiling and beams, part-glazed, four-pane pine door to the inner hallway and further door to:

## Cloakroom/WC

Attractive white suite comprising high-level old-fashioned WC with cistern on wrought iron brackets and chrome down tube, together with a shaped wash hand basin set in a painted surround with storage and radiator under. Moulded ceramic tiled splashbacks around the sink unit. Wall light point painted panelled ceiling and rear window.

## Inner Hallway

An attractive and spacious room at the heart of the ground floor accommodation which has comfortably been used as a good size dining room in the past. Pine floor boards, white painted boarded ceiling, radiator in decorative case and two wall light points. Pine ledged doors with latch handles lead off and there is a small part-glazed latch door to the kitchen. Staircase with doorway leading up to the first-floor accommodation and under stairs store cupboard.

## Sitting Room

A cosy and welcoming room with a cast iron Victorian style fireplace having inset floral pattern ceramic tiles set into a painted pillared surround with ceramic tiled hearth and a framed overmantle mirror above. Painted beams and ceiling panels, radiator in decorative case, pine floorboards and walk-in bay window with built-in window seat. Two picture or wall light points.

## Dining Room

Another characterful room featuring an ornamental enamelled cast iron range with fireplace, oven, raised hearth and white painted surround positioned within the natural brick chimney breast. (The range is not in operating condition). High-level store cupboard adjacent housing the electricity meter and consumer unit with MCB's. Radiator and double-glazed French doors opening onto the main garden.

## Utility Area

With roll-edge work surface and inset single drainer stainless steel sink unit, space with plumbing for both a washing machine and for a dishwasher, Camray 3



oil-fired central heating boiler, radiator and ceramic tiled floor. Spotlights to ceiling fitting and walk-through opening to:

#### **Rear Hallway/Boot Room**

With coat hooks to wall plaque, spotlights to ceiling fitting, pine ledged latch door to the family room and a rear part-glazed (double-glazed) uPVC door to outside.

#### **L-shaped Family Room**

A spacious and versatile additional reception room with a double radiator, a pair of three-branch halogen ceiling lights, two high-level side windows, front window facing the main garden and rear double-glazed French doors.

#### **Dining Kitchen**

A most attractive room and fitted with a range of beech-faced units comprising base cupboards, drawer unit, roll-edge textured work surfaces with ceramic tile splashbacks and a white ceramic single drainer sink unit with mixer tap. Wall cupboard units, tall larder cupboards and further unit housing an LG American style fridge freezer. Built-in Neff fan oven incorporating grill, five ring LPG stainless steel hob over and contemporary shaped glass and stainless-steel cooker hood above with integral light; high-level Neff microwave oven set in a stainless-steel surround. Vaulted ceiling with exposed beams, side dining bay with window providing open field views, two further windows and two radiators. Ceramic tiled floor with inlaid borders, four spotlight ridge fitting with LED's and window overlooking the courtyard above the sink unit.

### **First Floor**

#### **Long split-level Landing**

with window to the side elevation, wall light point above the staircase and steps up from the lower landing to bedrooms 2 and 3.

#### **Master Bedroom**

A spacious double bedroom with a double radiator, trap access to the south roof void, window overlooking the main garden and pine latch ledge doors from the landing and with a step down to the:

#### **En Suite Dressing Room**

With a range of built-in shelves and clothes hanging cupboards and wardrobes, radiator, sloping ceiling and a connecting ledge door to the:

#### **En Suite Shower Room**

White suite of glazed and ceramic tiled shower cubicle with Mira electric shower unit, modern white pedestal wash hand basin with splashback and mirror cabinet above; low-level, dual-flush WC. White ladder style radiator/towel rail, ceramic tiled floor, extractor fan and deep sloping ceiling. Rear window.

#### **Bedroom 2**

A double bedroom with a natural brick chimney breast, painted arched cast iron fire surround in a pine frame and window on the front elevation.

#### **Bedroom 3**

A further double bedroom also having a built-in Art Nouveau style cast iron fire surround. Trap access to roof void and radiator.

#### **L-shaped Bedroom 4**

Positioned at the rear and having a built-in airing cupboard containing the foam-lagged hot water cylinder with immersion heater and storage space at the side. Part-sloping ceiling, radiator and rear window.

#### **Bathroom**

White suite comprising low-level WC, pedestal wash hand basin and panelled bath with white panelled sides. Ceramic tiled floor in blue and white, ceramic tiled walls in white to three sides and pine panelling to the fourth wall. Radiator, wall light point and sloping ceiling.

#### **Outside (Front)**

At the front of the property there is a parking area before the kitchen wing with pathway access to the main front entrance adjacent. A more substantial white five bar gated entrance opens onto a good size driveway which provides parking space for several vehicles whilst also giving access to the:

#### **Detached Garage/Workshop**

With white colour-washed rendered walls on a brick plinth and a pitched and hipped timber roof structure covered in clay pantiles. The garage is an excellent size incorporating a comprehensive range of built-in base cupboard units, work surface with a single drainer stainless steel sink unit (cold supply only) and L-shaped work benches to the rear and side.

To one corner there is a cast iron stove and the garage has four strip lights, ample power points and an electricity consumer unit with MCB's. Access is via



two up and over doors from the driveway and there is also a pedestrian door into the garden.

### Outside (Side, Rear and Courtyard)

The property stands on a good size plot and has a main garden area laid to lawn with ash trees adjacent to the driveway, a tiled canopy over a sitting area by the cottage and a large floodlight above. The lawn is enclosed partially by fencing and partially by mixed hedge rows and there are pear, apple and cherry trees. At the side of the garage there is a dog kennel and two dog runs. The lawn extends around the side of the property and in general, the gardens enjoy an open rural aspect with fields adjacent.

To the rear of the cottage there is an attractive brick-walled courtyard with pillars, an arched screen front door from the parking area and a wrought iron Gothic arch-shaped gate into the garden. The courtyard is finished in slab paving and ideal for garden furniture/barbecue etc. and has a gravel bed, an outside tap and wall light. Modern oil storage tank with trellis screen. Generally, the gardens are open on the south side to the adjoining fields which stretch away into the distance and the grounds thereby enjoy a feeling of space and light

**Viewing:** Strictly by appointment through the agent.

### Location

The property stands in a rural position with fields on all four sides and is directly adjacent to Firebeacon Lane, positioned to the east of Covenham – a popular village separated into two areas corresponding to the Grade 2 Listed churches of St. Bartholomew and St. Mary. This area of attractive countryside is just to the

east of the Lincolnshire Wolds. The A16 road is within easy reach and ideal for commuting to the market town of Louth, approximately five miles to the south, or the large business centre of Grimsby which is about 11 miles to the north.

Nearby is the Covenham Reservoir which appeals to walkers and provides a venue for watersports. Firebeacon Lane leads east towards the coast and the village of Grainthorpe where the A1031 road gives access to Cleethorpes to the north, and a variety of villages to the south. The coastal area of Lincolnshire has a variety of nature reserves, sandy beaches and unspoilt villages together with commercial resorts and all their associated leisure facilities. There are also fishing lakes in a number of locations and the area is appealing to equestrians with bridleways through the Wolds and out to the coastal nature reserves.

Louth is a bustling market town with a range of individual shops, three markets each week and strong secondary schools including the King Edward VI grammar school, (each with specialist status). The town has a golf course, cinema, theatre, attractive parks, a recently completed sports and swimming complex and the Kenwick Park leisure centre on the outskirts.

### General Information

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise

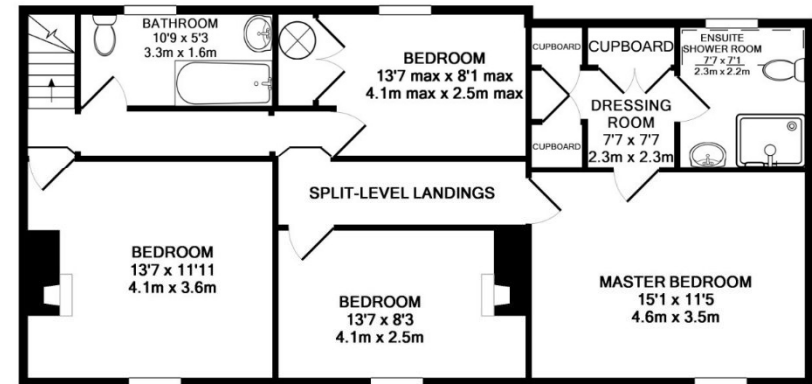
stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage. We are advised that the property is connected to mains electricity and water whilst the gas supply is an LPG service. Drainage is to a private system. **NB** No utility searches have been carried out to confirm the services at this. The property is in Council Tax band D.



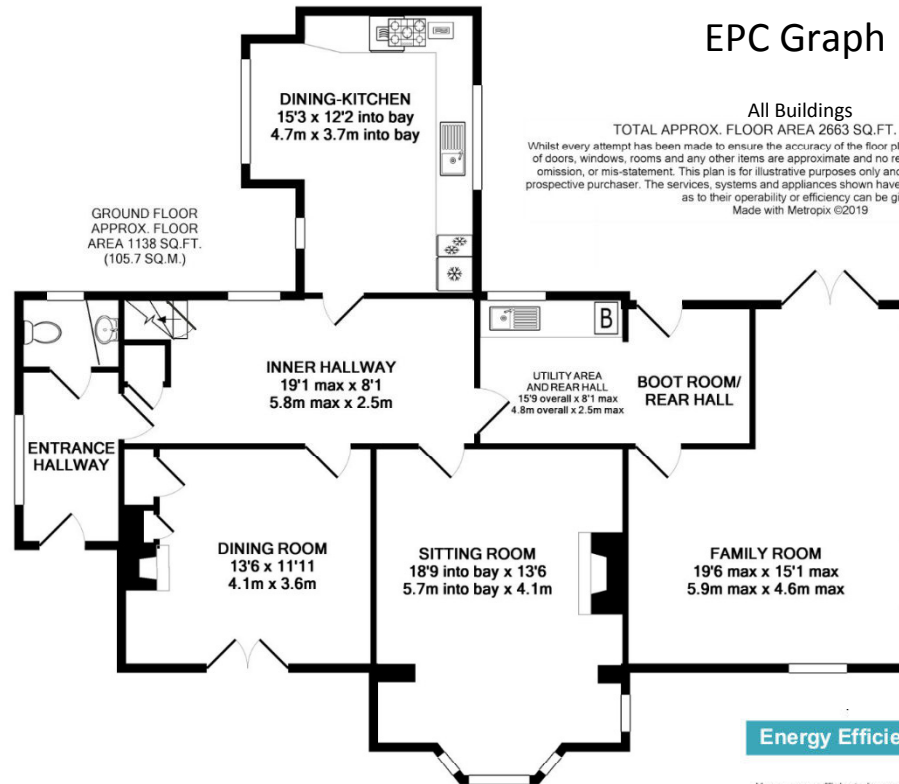


## Floorplans and EPC Graph

1ST FLOOR  
APPROX. FLOOR  
AREA 821 SQ.FT.  
(76.3 SQ.M.)



GARAGE  
APPROX. FLOOR  
AREA 704 SQ.FT.  
(65.4 SQ.M.)



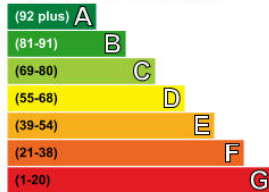
All Buildings

TOTAL APPROX. FLOOR AREA 2663 SQ.FT. (247.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
61	86

A PDF of the Full Energy Performance Certificate can be emailed on request