



Rural and Equestrian



Pigeon Cottage
North Somercotes LN11 7PS

M A S O N S
RURAL & EQUESTRIAN



Pigeon Cottage

Conisholme Road, North Somercotes, LN11 7PS

A successful and versatile live/work opportunity combining a characterful, modernised detached owners' farmhouse with a purpose-built commercial, two-storey holiday bed and breakfast complex and a camping and caravan site all set in 4.28-acre grounds (STS) to include two established fishing lakes.

- Well-presented, four-bedroom, owner accommodation with smart dining kitchen, two reception rooms, master bedroom with en suite shower room and family bathroom.
- Purpose built award winning guest house comprising six ensuite bedrooms (two on the ground floor with one being partially equipped for disabled visitors).
- Separate one-bedroom self-catering holiday annexe with lounge, dining kitchen and shower room.
- Caravan and camping site with eight power hook ups (all leased for the 2019 season). male and female shower and toilet facilities with disabled wet room and storage.
- Two established and well stocked fishing lakes, each of around half an acre.
- Mature secluded grounds with ample parking and turning areas.
- Coastal village location close to the Donna Nook nature reserve.



Sole Agents:

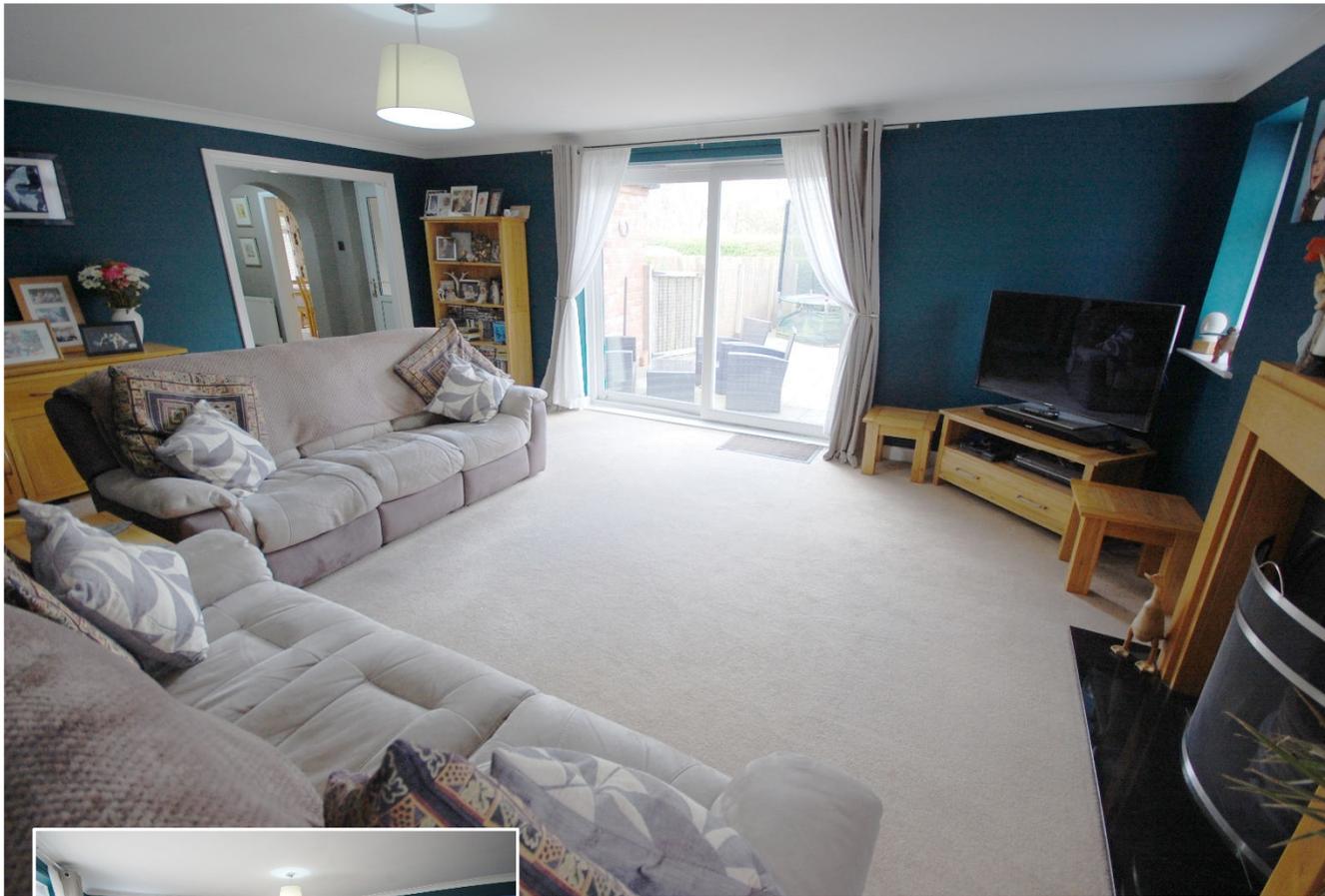
MASONS
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Directions

From Louth, take the Eastfield Road and follow the lane out of the town to South Cockerington, turn left by the telephone box along Marsh Lane and travel for several miles, keeping left at the fork. Continue through the village of South Somercotes, turn left at the T-junction and at the end of the lane turn left again by the xe and Cleaver public house along Conisholme Road. Carry on until the entrance to Pigeon Cottage is found on the right side, before leaving the village.

The Property

Pigeon Cottage is thought to date back to 1874 and has original solid brick walls with a cavity wall extension beneath a pitched timber roof structure covered in concrete tiles. The cottage has an oil-fired central heating system with replacement boiler in 2018 and the windows and external doors are uPVC framed with double-glazed units. The commercial guest house was constructed around 1999/2000 and is of two-storey design with brick-faced cavity walls beneath a concrete interlocking tiled roof. Heating within the guest house building is provided by a separate oil-fired central heating boiler with dual large capacity hot water tanks, uPVC double-glazed windows and photovoltaic solar panels which are understood to feed into the power system of the commercial building before feeding any overflow into the national grid with a corresponding payment.

The self-catering holiday annexe was originally a cart shed which was converted by formation of insulated cavity walls beneath a tiled roof which also supports the previously-mentioned solar panels. This building also has uPVC double-glazed windows and an electric heating system.

Accommodation

(Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale)

Farmhouse

Ground Floor

Main Entrance at the side with part-glazed door into:

Entrance Porch

Ceramic-tiled floor, coved ceiling, coat hooks and inner part-glazed door to:

L-Shaped Hallway

with matching shaped walk-through and serving archways, the latter from the dining kitchen. Coved ceiling with spotlights, wide square opening to the lounge and large walk-in under stairs cupboard with coat hooks and light.



Cloakroom/WC

with a modern white suite comprising low-level, dual-flush WC and bracket wash hand basin; part ceramic-tiled walls, coved ceiling and spotlights.

Lounge

A superbly proportioned room which is light and airy with a wide, double-glazed patio door and side panel on the side elevation, and two rear windows. Arched cast-iron fireplace set into a modern oak pillared surround and having an open grate.

Dining Room

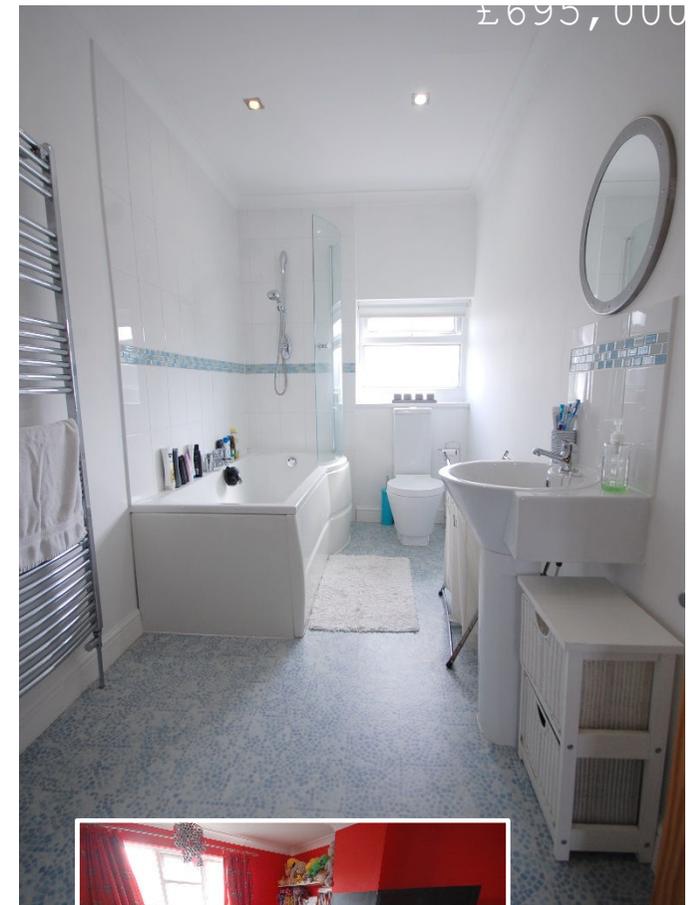
An excellent size with beams to the ceiling, two ceiling light points, window to front and side elevations and opening to the staircase which leads up to the first floor.

Dining Kitchen

Fitted with a range of units finished in cream with metal handles and having hardwood blockwork surfaces and upstands. There are base cupboards, a drawer unit, a range of wall cupboards, a stainless steel range cooker with matching splashback and cooker hood, having inset curved glazing and downlighting.

White Belfast sink, space with plumbing for dishwasher and for washing machine within the base unit adjacent. Natural brick fireplace with arch over brick hearth (the flue is now capped), beams to the ceiling and lighting by eight spotlights to two fittings.





First Floor

Landing

with square archway and spotlights to coved ceiling. Shaped archway with step up to the rear onto an inner landing with side window and door into the master bedroom suite.

Master Bedroom (rear)

A spacious double room which is bright and airy with a large double-glazed patio door and side panel onto a timber-decked projecting **balcony** with balustrade surround overlooking a paddock on adjacent land. The bedroom has a coved ceiling with light point, two wall light points and a connecting door to the:

En Suite Shower Room, an excellent size with a white suite of shaped, low-level, dual-flush WC, twin matching pedestal wash hand basins and a corner glazed and ceramic tiled shower cubicle in travertine style with fixed shower head over the Mira Magna Digital Shower unit with warm up facility. Coved ceiling with spotlights and large wall mirror.

Bedroom 2 (front)

A double bedroom with recessed cupboard over the stairs and window to the front elevation. Coved ceiling with trap access to the roof void.

Bedroom 3 (front)

A double bedroom with coved ceiling, wall shelves to each side of the chimney breast and window on the front elevation.

Bedroom 4 (side)

An attractive modern room with a deep sloping ceiling, side window and four spotlights to ceiling track.

Family Bathroom

White suite comprising P-shaped bath with curved, glazed screen and Mira Magna Digital Shower unit with warm up facility, modern-shaped dual-flush, low-level WC and complementary pedestal wash hand basin. Coved ceiling with recessed spotlights and chrome, ladder-style radiator/towel rail.

The Annexe (All ground floor)

Part-glazed front door with glazed canopy over to:

Entrance Lobby

with doors off to the dining kitchen, bedroom and shower room.

Dining Kitchen

A bright room with two large front windows and a long range of units having beech-effect facings to include base cupboards and drawer unit, tall unit, built-in electric oven and separate four-plate hob with faced extractor hood over. Textured one and a half bowl, single drainer sink unit with white mixer tap, electric heater, Candy washing machine and upright fridge/freezer.

Lounge

With electric panel heater, two ceiling light points and walk-in rear bay window.

Bedroom

Capable of taking a double bed if required and having electric panel heater and built-in birch-effect furniture comprising two double wardrobes with centre drawers, mirror and shelf over. Rear window, electric panel heater and within one of the wardrobes is the electricity consumer unit with MCBs.

Shower Room

With ceramic-tiled walls in white and including a low-level, dual-flush WC, pedestal wash hand basin and corner tiled and glazed shower cubicle with electric shower unit. Mirror-fronted cabinet, shaver socket, extractor fan and tall, open-shelf storage unit. White electric radiator/towel rail combined.

NB. Hot water is provided by a cylinder located within the roof space which has an immersion heater. The access to the roof void is from a trap in the kitchen ceiling.

Guest House

Ground Floor

Main Entrance with white uPVC front door, having centre window pane and two side windows within the quarry-tiled entrance area, together with staircase leading off to the first floor. There are two letting rooms on the ground floor with partial disabled facilities accessed from an inner lobby and comprising:

Twin Bedroom 1

With wide door access and **En Suite Shower Room** with a white suite of mid-level WC, bracket wash hand basin with lever tap and ceramic tile splashback and a corner ceramic-tiled, easy access shower area with screen curtain and mixer unit; extractor fan.

Double Bedroom 2

L-shaped with **En Suite Shower Room**, having a pale-coloured suite of pedestal wash hand basin, low-level WC and corner glazed and ceramic tiled shower cubicle with mixer tap. Extractor fan and shaver light.

Guest Dining Room and Sitting Area

Arranged with four free-standing dining tables, each having four chairs with potential for further tables and seating, together with a sitting area to one side with sofa and chair. Two front windows, one rear window and two side tables. Access from the main front entrance lobby and serving hatch with roller shutter, together with connecting door from the:

Catering Kitchen

A good size and fitted with a range of units finished in pale yellow, to include base and wall cupboard and drawer units, roll-edge work surfaces, ceramic tile splashbacks and a stainless-steel single drainer, one and a half bowl sink unit together with a separate pedestal wash hand basin. LPG range cooker with eight rings, two ovens, grill and warming cabinet.

Washing machine, vented tumble dryer and dishwasher. Two banks of LED spotlights, industrial size extractor fan, rear window and part-glazed door to the **kitchen garden area** between the farmhouse and guest house.



First Floor

On the first floor there is a **Landing** with doors on either side into two separate **Side Landings** leading to the four further letting rooms and one of the side landings has a door access into a walk-in, under-eave **Storage Area** within which there are two foam-lagged hot water cylinders with back-up electric immersion heaters, together with good storage space, floor boarding and light. The first floor letting rooms comprise:

Double Bedroom 3

With front window providing a view to the lakes, smaller rear window and door to **En Suite Shower Room** with a white suite of ceramic-tiled shower cubicle with glazed door, pedestal wash hand basin with ceramic tile splashback and low-level WC. Rear window and extractor fan.

Twin Bedroom 4

Also having a front window with lake view and **En Suite Shower Room** fitted with shower cubicle and glazed door, pedestal wash basin with tiled splashback and low-level WC; extractor fan.

Family Room 5

With double and single beds, together with **En Suite Shower Room** having a glazed and ceramic-tiled shower cubicle, low-level WC and pedestal wash hand basin; extractor fan.

Double Bedroom 6

With sofa, front and rear window and space for visitors to erect a travel cot. **En Suite Bathroom** with a pale-coloured suite of panelled bath with shower fittings, pedestal wash hand basin and low-level WC; extractor fan.

The Business

The guest house will be sold as seen and ready to continue the ongoing business with furniture, carpets and curtains, bedding, TV's, cooking equipment, beds, paintings etc. A detailed fixtures and fittings list will be prepared and available from the sellers' solicitor at sale stage

There is an established website for Pigeon Cottage and this operates presently in conjunction with booking.com which provides a booking and card-payment facility



Outbuildings

Shower Block

Heated by radiators and having independent access from outside with a connecting door to the guest dining room. The **Gents' Shower Block** has a walk-in wet room with mixer handset and a separate area with two urinals and pedestal wash hand basin, together with a door to the **Toilet** with low-level WC, pedestal wash hand basin, rear window and extractor fan.

The **Ladies' Shower Block** has a seating area, a walk-in wet room with shower handset and pedestal wash hand basin to one corner. **Separate Toilet** with low-level WC, bracket wash hand basin, rear window and extractor fan.

Disable Wet Room

With sliding door access and containing a mid-level WC, bracket wash hand basin and walk-in shower area with handset and extractor fan.

The shower block has an entrance lobby with a service corridor to the annexe, giving access to the tariff meter for the solar panels, the inverter unit and consumer unit with MCB's for the bed and breakfast building.

Double Garage

With two remote control roller shutter doors, uPVC pedestrian door in white and separate consumer unit with MCB's for the garage and caravan site. Four strip lights, two circular ceiling lights and ample power points.

Lean-to **Pellet Room or Store** adjoining the garage.

The Grounds, Caravan Site and Fishing Ponds

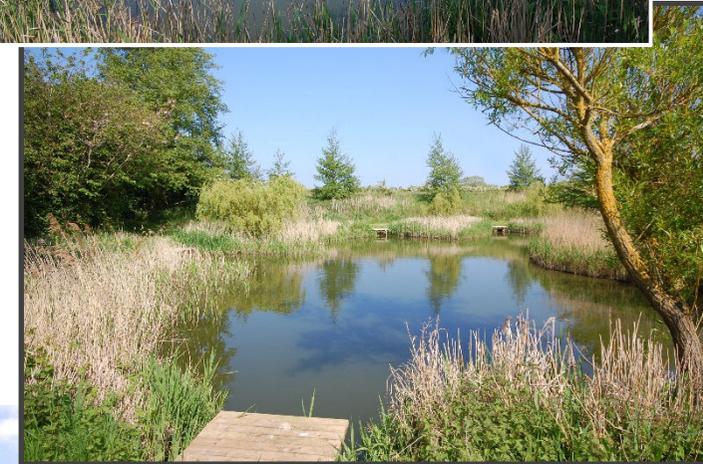
Extending to 4.28 acres in total (sts), the grounds are entered from Conisholme Road through a wide entrance onto a driveway of generous proportions creating a spacious parking area and giving access past the owners' farmhouse through a field gate by the holiday annexe into the main recreational area. Just beyond the gate, the guest house is positioned on the right and has a spacious parking forecourt for visitors. The garage building and pellet store are just beyond with potential to further extend the holiday accommodation (stp) The grounds then open out and enclose the two fishing ponds on the left and the touring caravan paddock on the right.

There are formal lawned garden areas to the front, side and rear of the farmhouse, enclosed by a variety of hedges with gates into the private garden areas which include some garden storage outbuildings and sitting out area by the lounge patio door. An enclosed garden between the house and guest house is ideal for growing vegetables and fruit.

The two fishing ponds are well-stocked and draw touring and local visitors. The southernmost pond is understood to date back around 35 years and has matured within a lawned and tree-lined setting with a prolific pond lily extending across a large area and 14 pegs. This pond is currently reserved for individual visitors.

The second pond was dug in 2007 and opened in 2008 mainly for competitions and on occasion there have been company event days taking advantage of the 13 pegs. Generally small clubs have rented this pond at times for match fishing. There is a small former stable building where guests are permitted to store their fishing gear and store barbecue equipment.

The touring caravan paddock has 8 electric hook-up points and all of the eight pitches are currently leased for the 2019 season from



15th March to 31st October. Generally the two ponds and the adjoining paddock enjoy a comfortable rural environment and a perfect base from which to enjoy the attractions within coastal Lincolnshire and the Wolds, in conjunction with the wildlife haven contained within this setting.

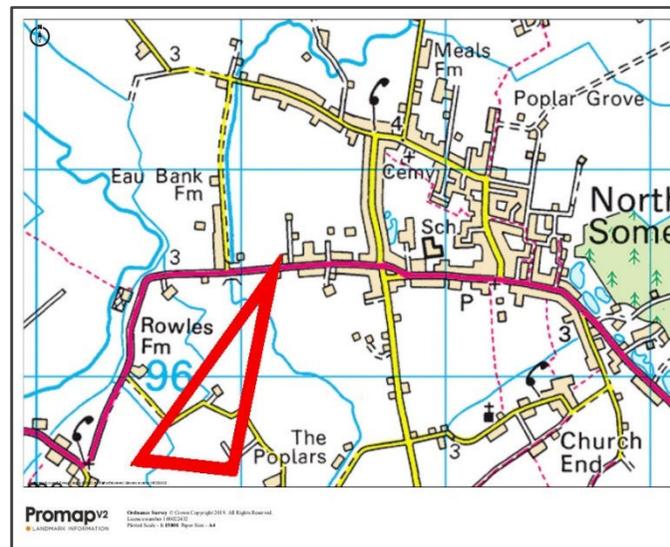
Viewing Strictly by prior appointment through the selling agent.

Location

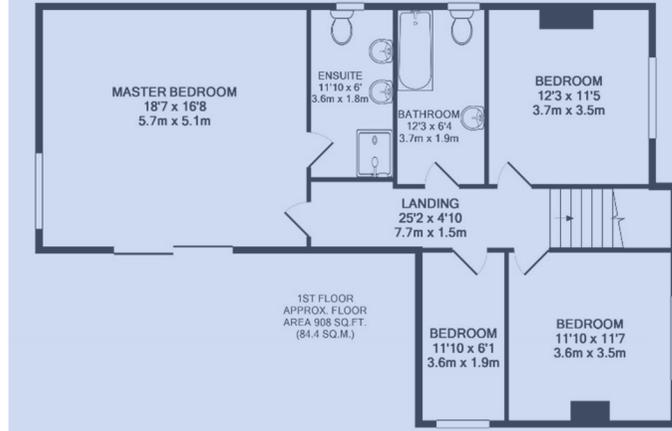
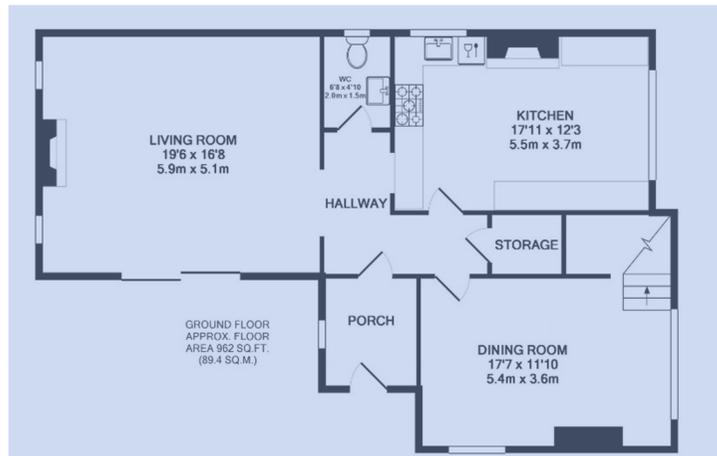
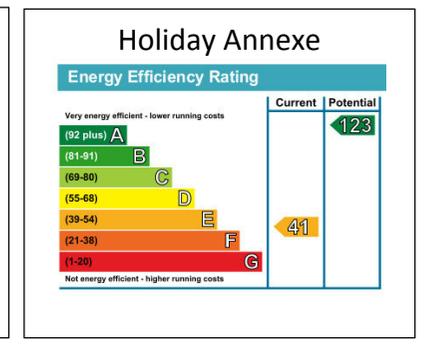
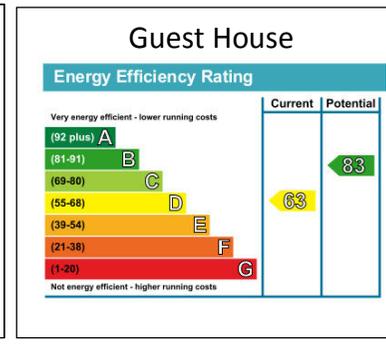
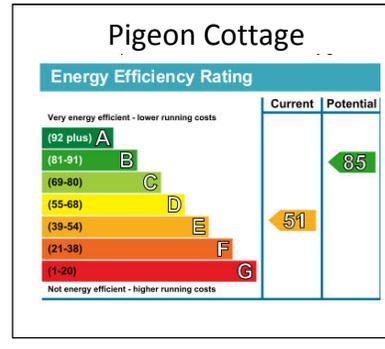
The property is positioned on the western outskirts of North Somercotes, a larger than average village with a post office, shops, public houses and some sports facilities. Pigeon Cottage is readily accessible via the A1031 coast road and is about 10 miles from the popular town of Louth where there are three markets each week, many sports facilities, cinema, theatre and a variety of shops, pubs, wine bars and restaurants. The coastal area boasts miles of nature reserves, sandy beaches, a river inlet with small boat club in Saltfleet and some attractive country walks. On the eastern outskirts of North Somercotes, the Lakeside holiday park complex compliments the amenities offered by Pigeon Cottage. Traditional seaside resorts can be found in Cleethorpes to the north, and Mablethorpe and Skegness to the south, though interspersed are smaller villages and more old fashioned seaside towns like Sutton-on-Sea. The reservoir at Covenham is a watersports centre for boating, windsurfing etc.

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 mains electricity is connected to the main house via a single-phase supply with mains electricity to the commercial building via a three phase supply. We also understand that the house has a mains drainage system whilst the remainder of the drainage is to a pumping station which in turn feeds the main drain; the caravan site has the usual chemical waste tank and there are separate mains water supplies to the house and commercial aspect. Please note that no utility searches have been carried out to confirm at this stage. Pigeon Cottage is in Council Tax band C. The property has a business rateable value of £5,700 but to date the owners have not paid business rates due to small business rate relief.



EPC Graphs (NB a copy of the full Energy Performance Certificates can be emailed as a PDF on request)

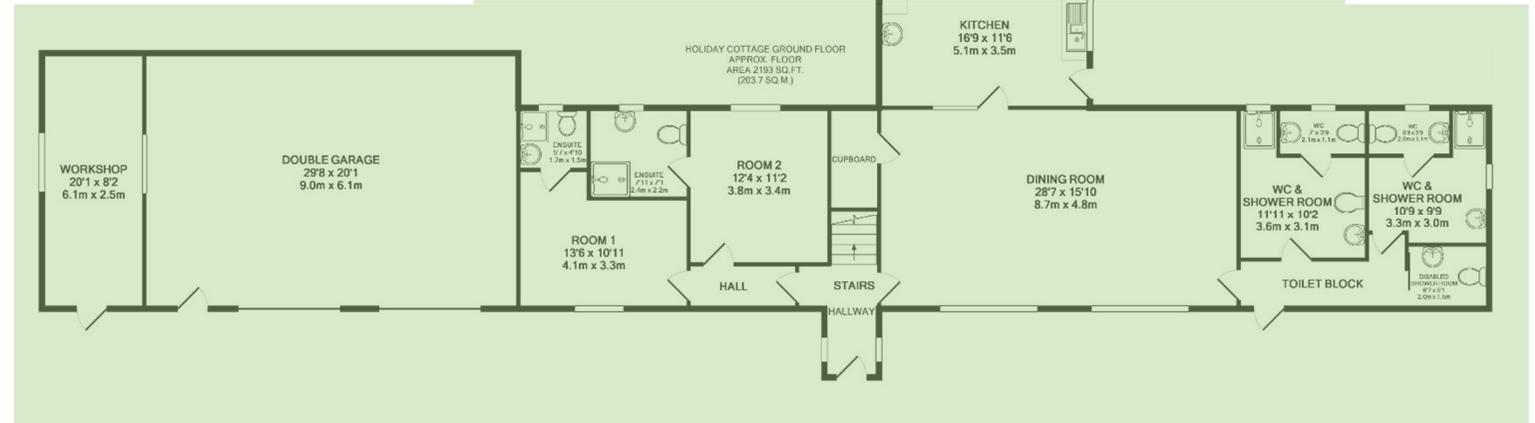
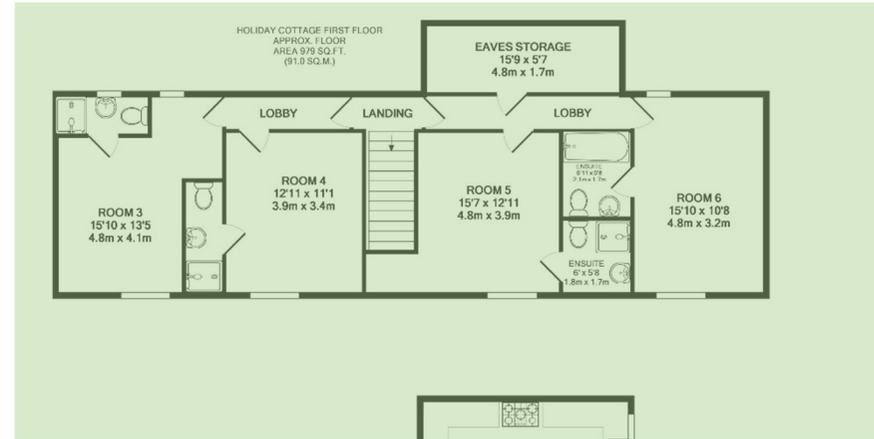


Floorplans of Farmhouse, Annexe and Guest House

ALL BUILDINGS

TOTAL APPROX. FLOOR AREA 5483 SQ.FT. (509.3 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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