



2 School Cottages  
South Somercotes LN11 7BH

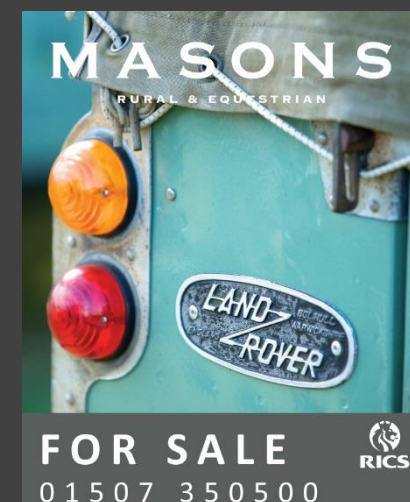
**M A S O N S**

EST. 1850





An opportunity for first time buyers or investors looking for a starter home in a rural village location, this semi-detached character cottage forms part of the former village school and provides two-bedroom accommodation with first floor bathroom, contemporary dining-lounge with woodburning stove, modern kitchen and first floor bathroom with white suite. Oil central heating system, double-glazed windows, off-street parking and small garden with a feature fishpond and shed. Open field views towards the church at the front.

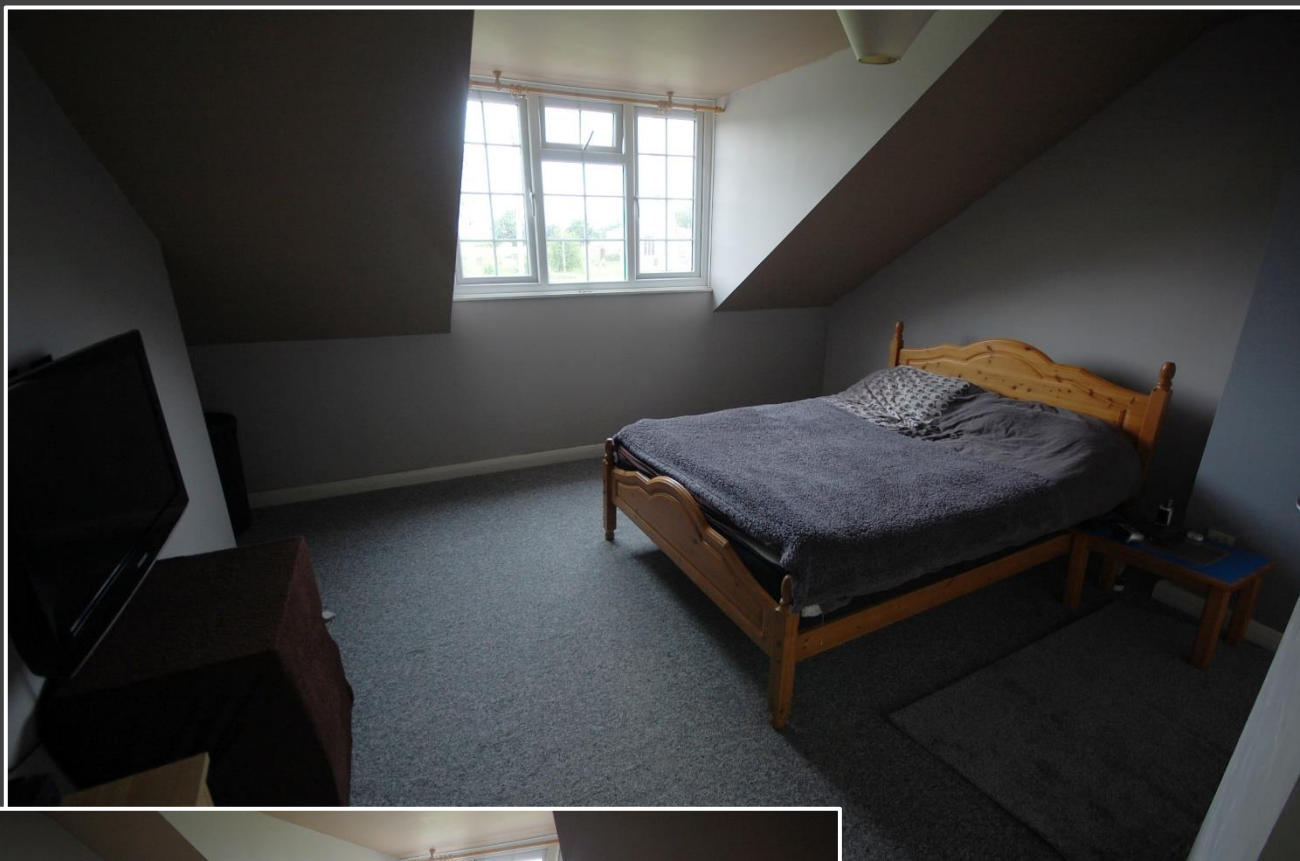












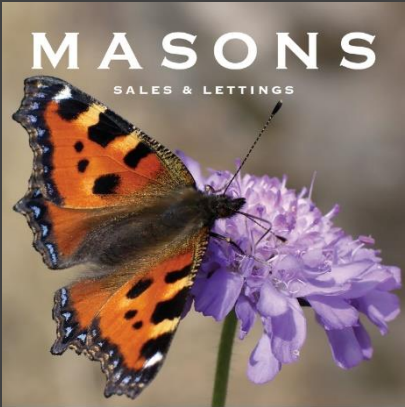














**Directions**

Entering the village of North Somercotes from the north on the A1031 coast road, proceed along Conisholme Road and turn right by the Axe and Cleaver public house at the crossroads, along South Road. Follow the road away from the village, continue past the crossroads and take the next right turn to South Somercotes. Proceed to the S-bend in the centre of the village and turn left here along Town Street – the property will be found on the left side after a very short distance.

**The Property**

This semi-detached cottage was, as its name suggests, part of the village school when it was open, and dates back to the early 1900's. The property is of solid brick construction beneath a pitched timber roof structure covered in concrete interlocking tiles with flat roof dormers inset. The property has been improved with replacement uPVC multi-pane effect double glazed windows and a central heating system by an oil-fired externally located boiler together with a cast-iron log-burning stove. The interior is decorated in contemporary colours and the property has a small garden which includes a large feature fishpond with stone surround and a paved parking forecourt.

**Location**

South Somercotes is a small country hamlet with a variety of individual properties and is surrounded by farmland. The larger neighbouring village of North Somercotes has a variety of facilities including a post office, shops, public houses, primary and secondary schools and some sports facilities.

The popular town of Louth is about 8 miles inland with good shopping, 3 markets each week, schools of repute and modern recreational amenities. The coastal area boasts miles of nature reserves, sandy beaches, a river inlet with small boat club in Saltfleet and some attractive country walks.

**The Accommodation**

(The accommodation is illustrated on the floor plans which show approximate room dimensions and are indicative of the room layout as they are not to a specific scale)

**Ground Floor**

Part glazed (double glazed) front door with multi-pane effect, double glazed window adjacent to the:

**Entrance Hall**

Radiator, digital central heating programmer and under stairs recess providing ample space for an upright fridge-freezer adjacent to the kitchen. Staircase with side screen and hardwood handrail on each side leading to the first floor. Smoke alarm.

**Dining-Lounge**

L shaped with a recessed fireplace, projecting ceramic-tiled hearth and inset cast-iron log-burning stove with beam over. Double radiator and multi-pane effect double glazed window to front and rear. Two ceiling light points, telephone socket and views at the front over open fields.

**Kitchen**

Modern beech effect base and wall units including cupboards and drawer unit with lower deep pan drawers, roll-edge woodgrain effect work surfaces and contemporary dark-coloured ceramic tiled splash backs. Single-drainer stainless-steel sink unit, built-in mirror-fronted electric oven and 4-plate induction hob with cooker hood over. Space with plumbing for washing machine, Watchman remote plug-in readout for the oil tank, radiator and oak



effect floor covering. Multi-pane effect double glazed window and complimentary part glazed (double glazed) door to outside.

### **First Floor**

#### **Landing**

With recessed airing cupboard containing foam-lagged hot water cylinder, fitted with an immersion heater and having linen space and cold-water storage cistern over.

#### **Bedroom 1**

At the front and a spacious room with part-sloping ceiling which reduces the height to a minimum 0.99 metre at the front of the room and a high inset dormer window having multi-pane effect double glazed window. Radiator and fine views across the paddock at the front towards the church spire and beyond.

#### **Bedroom 2**

At the rear with a high-level shelf upon which a further cold-water storage cistern is located. Radiator and rear multi-pane effect, high-level double-glazed window also providing an attractive rural outlook.

### **Bathroom**

White suite comprising panelled bath with tiled splash backs and glazed side screen, pedestal wash hand basin with tiled splash back and low-level WC. Electric shower unit over the bath and shower fittings to the mixer tap. Radiator and rear high level, multi-pane effect double glazed window.

### **Outside**

A paved area at the front of the cottage provides off-street parking space and a timber fence screens the garden area at the side of the cottage, from the lane.

There is an outside wall lantern by the entrance and a wide walk through opening to the feature stone-lined fishpond set into the side garden. Adjacent is a paved sitting area with a small timber garden shed and the modern oil storage tank. Against the side wall is the externally positioned Worcester oil-fired central heating boiler.

A reminder of former days - there are some hand carved initials in the side wall of the property from the days that the local children played here.

A shared pedestrian pathway leads around the side and rear of the cottage giving access to the rear kitchen door.

There is an agreed access to the front porch of the neighbouring cottage to take readings from the electricity meter which is located there.

### **Viewing**

All viewing is strictly by appointment through the selling agents.

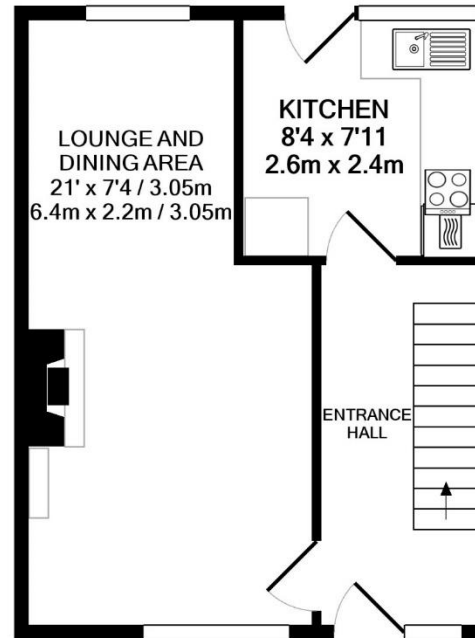
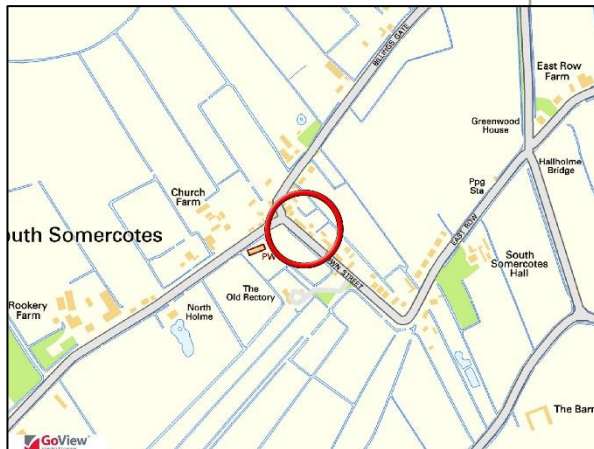
### **General Information**

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 water, electricity and drainage but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band A.



# Floor Plans and EPC Graph

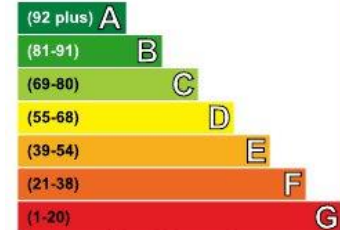
A copy of the full EPC can be emailed as a PDF on request



GROUND FLOOR  
APPROX. FLOOR  
AREA 330 SQ.FT.  
(30.6 SQ.M.)

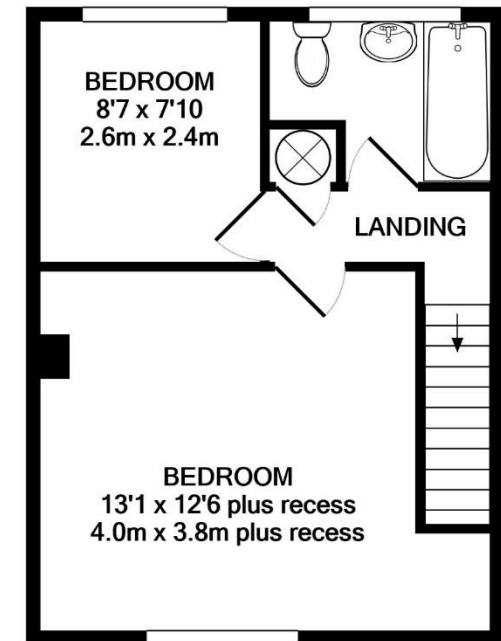
## Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
39	61



1ST FLOOR  
APPROX. FLOOR  
AREA 329 SQ.FT.  
(30.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 659 SQ.FT. (61.2 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  
Made with Metropix ©2020



Cornmarket, Louth, Lincolnshire LN11 9QD T 01507 350500

### Important Notice

Messrs, Masons Chartered Surveyors for themselves and for vendors or lessees of this property whose agents they are give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of Messrs Masons, Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property; (iv) No responsibility can be accepted for any costs or expenses incurred by intending purchasers or lessees in inspecting the property, making further enquiries or submitting offers for the property.

**M A S O N S**  
EST. 1850