



Libra

Saltfleet LN11 7RN

M A S O N S

EST. 1850

An opportunity to acquire a Period cottage with larger than average plot providing potential for extension and outbuildings, (subject to planning permission) and generally requiring a scheme of modernisation and improvement.













Directions

From Louth take the Legbourne Road and proceed to the outskirts, take the first exit at the roundabout and then follow the B1200 road for several miles. Carry straight on at the Manby Middlegate traffic lights, proceed through open countryside and to the far end of Saltfleetby village. At the T-junction with the A1031 road turn left and follow the road to Saltfleet. Libra will be found on the right side just a short distance after the small S-bend in the village centre.

The Property

The brickwork of this semi-detached cottage suggests that the property may date back beyond the beginning of the 19th century and the principal walls are of solid brick construction beneath a pitched timber roof structure which is now covered in concrete interlocking tiles.

A more recent lean-to extension was constructed at the side, together with an outbuilding providing two general store rooms. The plot is of surprising size with a wide frontage and is remembered as a productive apple orchard in older times.

Accommodation

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

Ground Floor

Part-glazed (double-glazed) door to:

Entrance Lobby/Utility Room

With wall light, double-glazed side window and latch door to:

Toilet

With low-level WC and high-level double-glazed window.

Kitchen

Approached through a latch door from the entrance lobby and having base units including cupboards and drawers, work surfaces with tiled splashbacks, wall cupboards and a single drainer stainless steel sink unit. Breakfast bar, Heatrae Sadia water heater over the sink, pine

panelled ceiling, rear double-glazed window and coat hooks to wall plaque. Lobby area with doors to the sitting room and:

Pantry

with ledged door from the kitchen, shelving and rear window.

Dining Lounge

Brick fireplace with ceramic-tiled hearth, open grate and wooden mantel. Front double-glazed window and part-glazed (double-glazed) door to outside.

Painted beam to the ceiling and recessed fireside cupboard with shelving and containing the electricity consumer unit with MCB's. Panelled door onto the staircase with handrail and kite-winder steps leading up via a ledged door to the first floor rooms.

Bedroom 1

A double bedroom with a small cast iron ornamental fire surround and a recessed cupboard by the chimney breast. Latch doors lead off to the second bedroom and

bathroom. There is also presently a further opening into the second bedroom which is accessed through bedroom 1.

Bedroom 2

Double-glazed front window.

Bathroom

White suite of panelled bath, low-level WC and pedestal wash hand basin. Part-sloping ceiling, rear double-glazed window and Dimplex electric wall heater. Airing cupboard containing copper hot water cylinder with immersion heater, linen rack and cold-water storage cistern over.

Outside

A short distance to the side of the cottage there is a **Detached Outbuilding** of brick construction separated internally to form two stores and approached through a side door which requires repair/renewal. There are two side windows, and the

smallest store has a small window to the opposite side. This building has an electricity supply with consumer unit, power point and light.

Once an orchard, the large plot now requires planting and landscaping but is an excellent size providing the potential to create a large garden and if required, seek planning permission for extensions to the current cottage or construction of additional outbuildings.

NB. The land has been treated by a specialist for an outbreak of Japanese Knotweed.

Viewing: Strictly by prior appointment through the selling agent.

Location

Saltfleet is a coastal village approximately 11 miles to the east of Louth market town and positioned on the A1031 coast road which leads south to Mablethorpe, approximately 8 miles away and north via several coastal villages to Cleethorpes and Grimsby. There is a petrol station/village

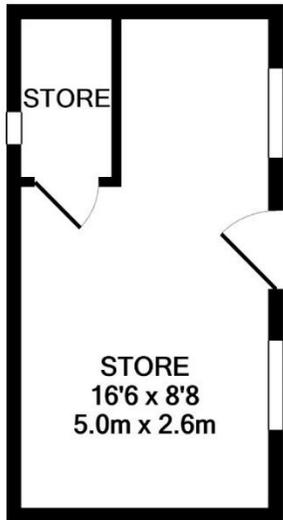
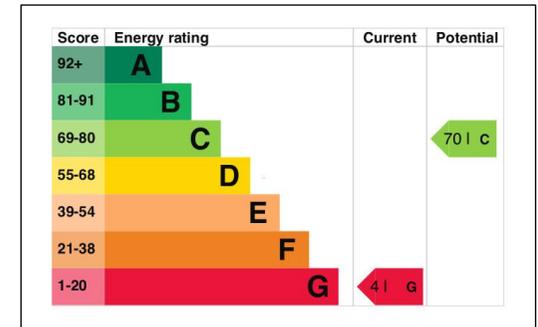
store, a seasonal fish and chip shop and a boat club on the River Haven. The village is particularly popular with tourists during the summer months and the market town of Louth inland provides a range of individual shops and stores. There are two public houses in Saltfleet just a few yards from the property.

General Information

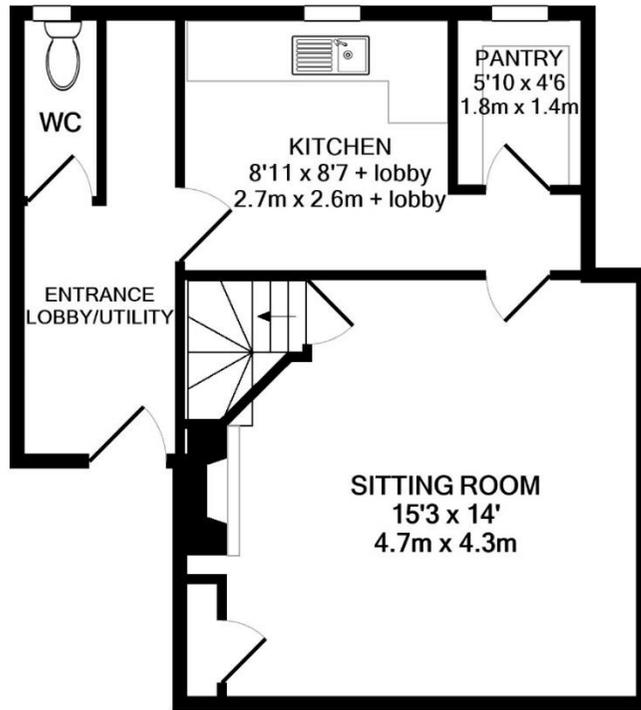
The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise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

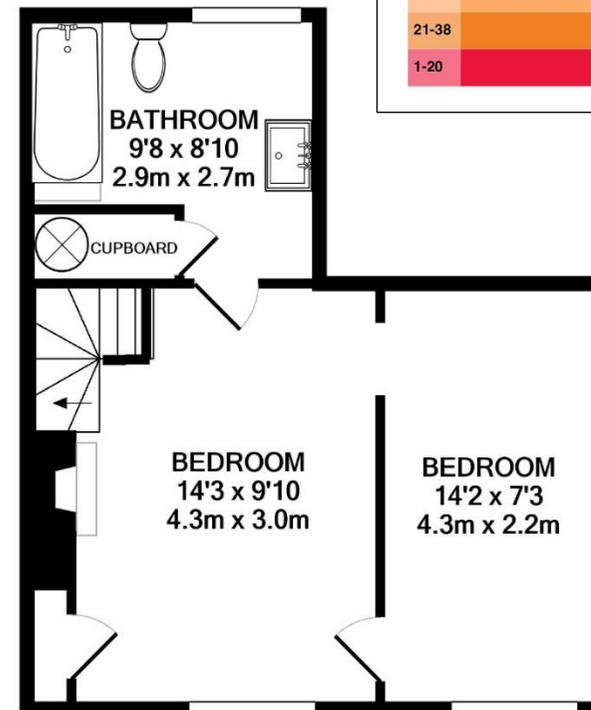
NB: A copy of the full EPC can be emailed as a PDF on request



OUTBUILDING
APPROX. FLOOR
AREA 142 SQ.FT.
(13.2 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 407 SQ.FT.
(37.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 341 SQ.FT.
(31.7 SQ.M.)

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