



Garth Cottage  
Little Carlton LN11 8HP

**M A S O N S**  
— EST. 1850 —



This charming and cosy detached country cottage oozes rural character and has unsurprisingly been let for many years as a successful holiday cottage but would equally make an idyllic permanent home or a weekend retreat. Tucked away at the end of its own long private driveway in typically English, secluded cottage gardens, the property has three bedrooms, an ensuite shower room, bathroom, sitting room with working fireplace, split level dining room and kitchen with appliances together with a useful porch/boot room. Almost concealed in one corner of the garden is an insulated timber workshop/studio with power and telephone point, which would make a quiet retreat for homeworking. For sale with NO CHAIN.

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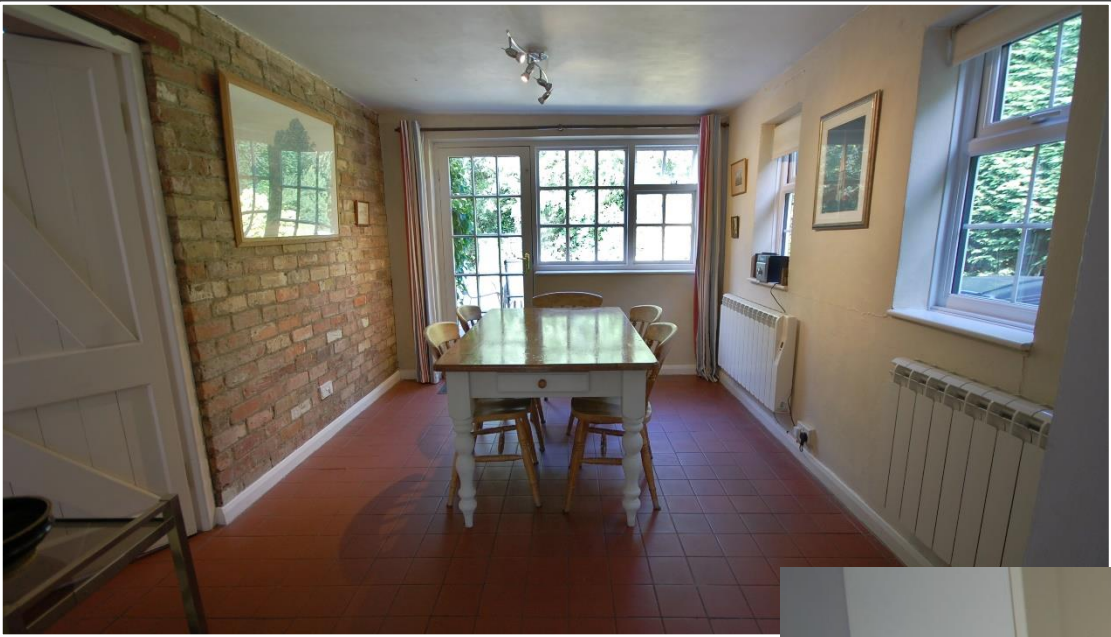




















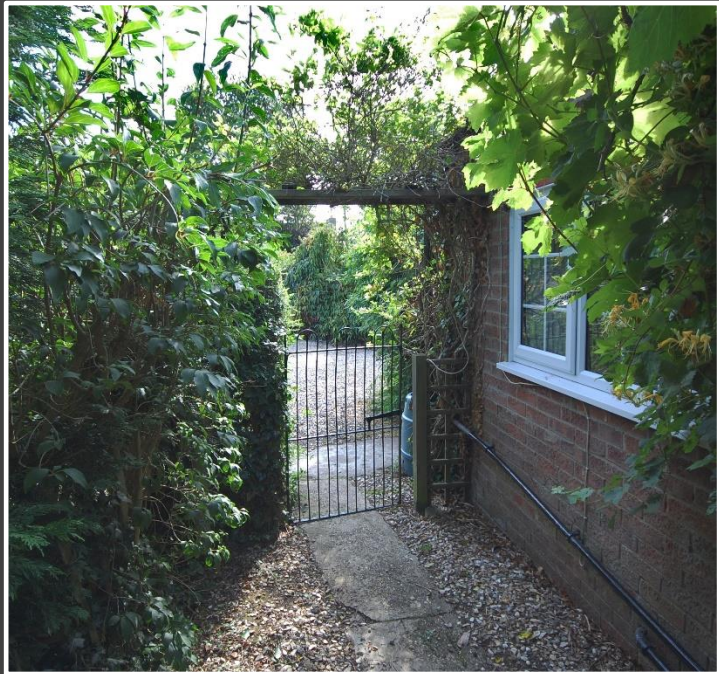




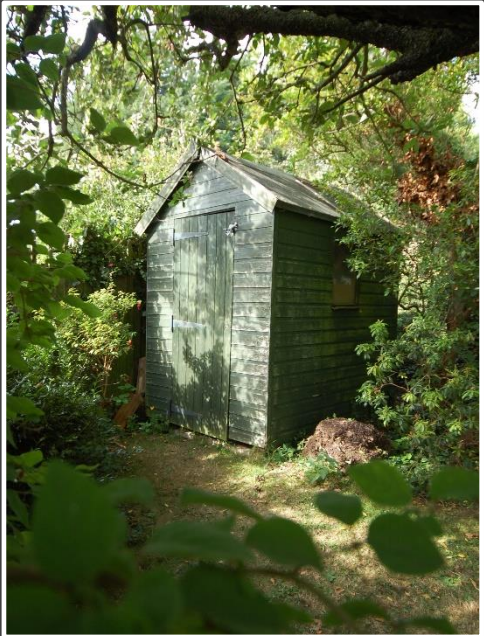
















Welcome to the Parishes of  
**Great & Little Carlton**  
Respecting the past and looking to the future

St Edith's Church font and woodland



Little Carlton War Memorial



Former St Edith's Church. Rebuilt in 1887 and demolished in 1993



Little Carlton Village Green  
(latitude 53° 20' 52" N Longitude 0° 5' 58" E)



Old Eau bridge big sky Lincs Wolds viewing point



Heron and greylag geese. Other wildlife to look out for include: kestrels, sparrows, hawks, buzzards, little egrets, moorhens, pheasants, reed warblers, hares and deers.



Saxon site raised water levels

Saxon site present day

MAP KEY  
Footpath  
Approximate Parish boundary  
Telephone kiosk  
Former church with spire  
Church with tower



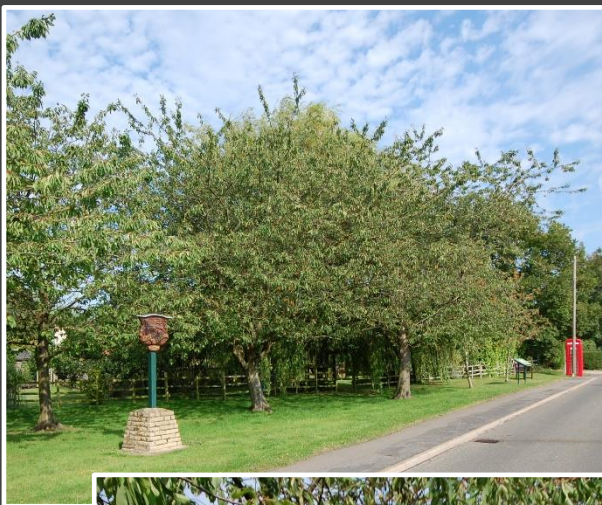
Village Millennium Carvings



Please scan the QR code for more information about the Parishes of Great and Little Carlton  
Thank you to the University of Sheffield for the Saxon site computer generated images  
Ordnance Survey/PSMA Licence number 0100060924

Top left - Scaet 720 AD, top right - Series Q Scaet, below - Styl & Dress Pin







**Directions**

Proceed away from Louth on the Legbourne Road and at the roundabout take the first exit along the B1200 towards the coast. Follow the road to the Manby Middlegate traffic lights and turn right along Carlton Road. Follow the road through the village of Manby and out through the countryside to the village of Little Carlton. Garth Cottage cannot be seen from the lane but will be found by taking the long private driveway just a few yards after the former telephone box on the left side.

**The Property**

This attractive and characterful cottage is believed to date back to Victorian times but has since been significantly extended. The original building has solid brick walls beneath a pitched timber roof structure covered in clay pantiles, whilst the extensions have flat roof structures and coverings. There is a combination of uPVC and timber-framed windows, some of which are double glazed, whilst others have been kept original. The property is heated by individual electric wall heaters.

To the rear of the cottage there is the valuable benefit of a timber-built and insulated studio/workshop with light, power supply and telephone point. There is also a timber garden shed.

**Accommodation**

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

Main Entrance at the front of the property with a ledged and framed door, finished in a contemporary grey-blue paint on the side elevation and opening into the:

**L-shaped Entrance Porch**

With quarry-tiled floor, double glazed windows to the front and side overlooking the front garden, white painted rafters to the sloping ceiling and natural brick walls to the front and sides. Low quarry-tiled windowsills, wall light point, ledged latch door with step up to the kitchen and part-glazed door to the:

**Sitting Room**

A cosy room of generous proportions with a feature ornate cast iron fireplace, shaped hardwood mantel shelf over and arched open grate. Stripped pine double sash window to the front elevation, white painted wall shelves to the rear and part-sloping or "Welsh" panelled ceiling. Picture rail and trap access with wrought iron handle to the main roof void. Wall-mounted white Toshiba TV on folding bracket. Two electric heaters, corner cupboard with electricity meter and consumer units both within and above. Step up through a stripped pine, ledged and braced latch door with bolt to the rear hallway which leads to the second bedroom, bathroom and out onto the garden.

**Dining Room**

An excellent size and semi open plan with the kitchen at the front through a 1.49-metre-wide opening with step down and pine beam over. A light and airy room with a large multi-pane, single-glazed window to the rear, fifteen-pane glazed French door onto the garden

and two double-glazed windows on the side elevation framed in uPVC. Two electric panel heaters. Four LED spotlights to ceiling fitting and feature rustic brick wall to one side. White ledged, braced and framed door to bedroom two.

**Kitchen**

Fitted with a range of base cupboards to each side with a white painted finish and hardwood block varnished work surfaces over. Inset stainless steel one and a half bowl sink unit with tiled splashback and sill to the wide window over. Feature mosaic panelled glass tiled splashback to the work surface opposite.

Hotpoint electric cooker with stainless steel splashback, Zanussi washing machine, Tricity Bendix slimline dishwasher and LEC refrigerator. Washing machine at the very front. Small internal window to the sitting room adjacent, front double-glazed window and internal window as previously mentioned to the entrance porch. LED spotlights to ceiling fitting.

**Inner Hallway**

Approached from the sitting room with part-sloping panelled ceiling in white, ceiling light point, small electric wall heater and stripped pine four-panel doors to bedrooms one and three.

**Bedroom 1**

A double bedroom of excellent size with an electric panel heater, panelled Welsh ceiling and a feature ceramic-tiled fire surround. Moulded dado rail and pine double sash window. Door to:



### Ensuite Shower Room

White suite of corner ceramic-tiled and glazed shower cubicle with Triton electric shower unit and handset; low-level WC and pedestal wash hand basin with tiled splashback, together with glass shelf and shaver socket adjacent. Ceramic-tiled floor, electric heated towel rail, stripped pine four-panel door and rear window.

### Bedroom 2

An interesting and good size double bedroom which is light and airy by virtue of a roof-mounted skylight, together with a large walk-in bay window to the rear elevation with spotlights over and roller blinds. Built-in painted furniture comprising store cupboards, decorative case for electric night store heater and drawer, together with a clothes-hanging recess. Hardwood ledge shelves, coved ceiling, LED spotlights and further electric panel heater in the bay. Stripped pine four-panel door from the hall in addition to the previously mentioned doorway from the dining room. Painted wall panelling to the front wall.

### Bedroom 3

A single bedroom with built-in double door airing cupboard containing a foam-lagged hot water cylinder with immersion heater operating on a timer, together with linen shelves. Stripped pine front sliding sash window, electric panel heater and trap access to the roof void.

### Bathroom

White suite of panelled enamelled bath with an Aqualisa wall-mounted shower mixer unit and glazed side screen, pedestal wash hand basin and low-level

WC. Electric heated chrome towel rail, extractor fan, ceramic-tiled floor and ceramic-tiled walls with a mosaic tile centre band. Rear window and stripped pine four-panel door with moulded glass pane inset from the rear hallway.

### Outside

The property is approached over a long gravel driveway lined by natural hedges and the drive then opens to form a turning and parking area in front of the cottage.

A front garden is laid to lawn with established ornamental shrubs and bushes, together with climbing plants to the front wall of the property and a block-paved pathway leading off. To the right of the cottage there is a walk-through opening with an inset old-fashioned metal gate and climbing plants over, onto a slab-paved and gravel pathway leading around the property into the main rear garden. The private and secluded rear garden is mainly laid to lawn with contrasting red and grey block and slab-paved patio area adjacent to the French door from the dining room.

A pathway continues around the rear and side of the property with a timber-framed canopy over the door from the rear hall. Once again, there are established tall hedges around the perimeter, a number of mature trees, various shrubs, bushes and roses. Pride of place is taken by a mature and productive apple tree with boughs overhanging the lawn.

To one side of the garden is the timber-built **Workshop/studio** – an ideal base for homeworking with insulated walls, power supply, lighting and

telephone point, together with a skylight panel to the roof giving ample natural light. Tucked away in the corner of the garden is a timber garden shed. Outside tap, outside light to the rear and wind vane to the right gable wall at high level.

**Viewing:** By appointment through the sole agent.

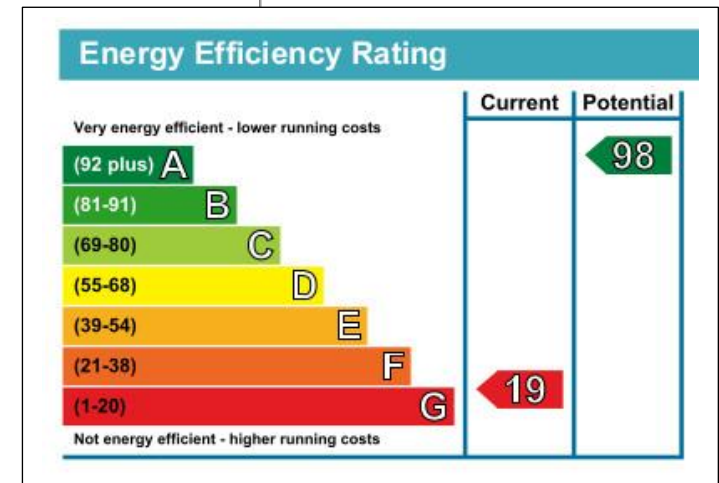
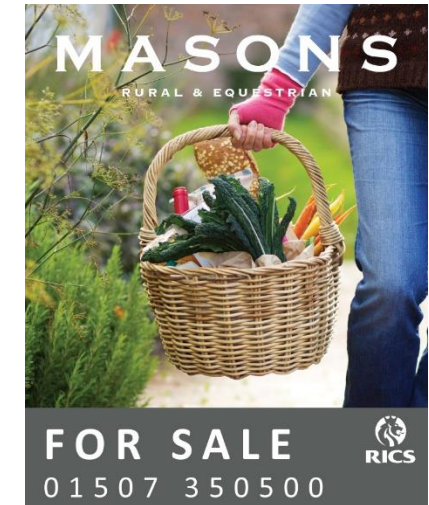
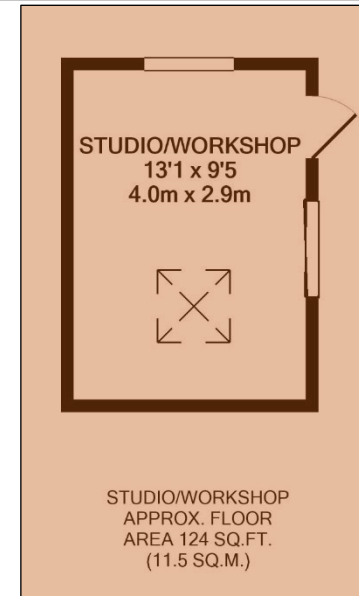
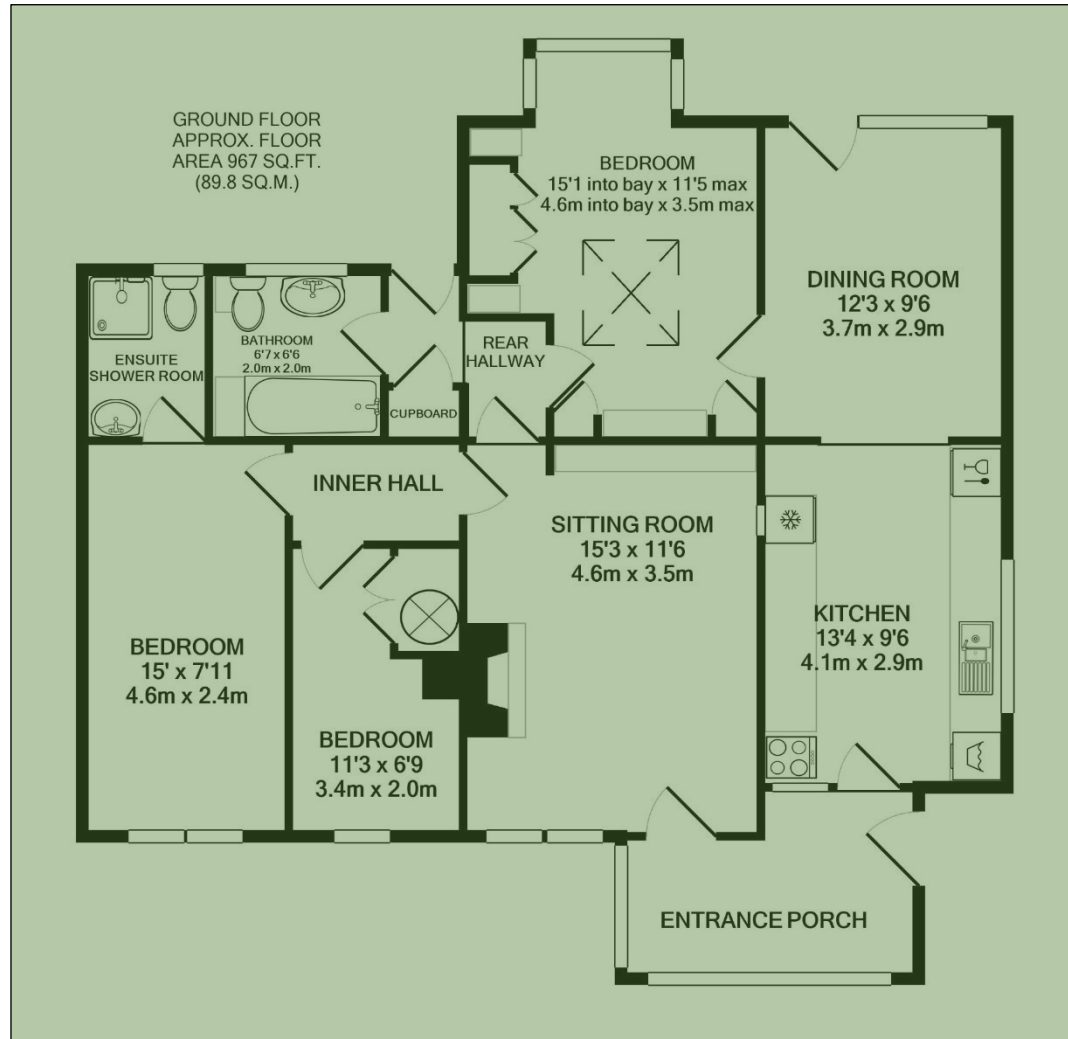
**Location:** Little Carlton is a rural village of individual properties with attractive country surroundings, away from main roads yet just 6 miles east of Louth. A popular market town, Louth has 3 markets each week, many unique shops, numerous recreational facilities including cinema, theatre, sports centres and golf club with the Kenwick Park leisure centre on the outskirts. The coast is just a short drive away and known for the many nature reserves and open beaches.

**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 2020/21 business rateable value as a holiday cottage is £3,250. Council tax band to be defined for residential occupation.



## Floorplans and EPC Graph

(NB A copy of the Full EPC Report can be emailed as a PDF on request, as soon as this is available)



Cornmarket, Louth, Lincolnshire LN11 9QD T 01507 350500

### Important Notice

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**MASONS**  
EST. 1850