



Firsby Lodge, New Main Road
Scamblesby. LN11 9XH

M A S O N S
— EST. 1850 —

A charming Grade II Listed, three bedroom cottage located in the popular Lincolnshire Wolds village of Scamblesby, ideally situated between Louth and Horncastle. The property is situated on a generous plot of one third of an acre (STS) with well-maintained gardens and having ample parking for multiple vehicles, together with a timber garage.

Internally, the property has retained its charming Period features including exposed beams and original doors, farmhouse-style kitchen, dining room, lounge and downstairs bathroom with a variety of further utility rooms to the rear. Upstairs are three bedrooms with a further family bathroom. There is ample room for extension to the buyers needs if required (STP). Viewing is essential to appreciate the location and character this property has to offer.

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The Property

Believed to date back to the mid-18th century and having a later Victorian side extension, the property is constructed from brick and part mud and stud walls. Around 20 years ago the original roof was replaced with a clay pantiled covering and has attractive dormer windows to the front and rear. This Grade II Listed cottage is situated on a generous plot of around one third of an acre (STS) with a large rear garden catching the sun throughout the day. Heating is provided by way of electric storage heaters and benefits from having a timber workshop and a large garage.

Directions

From St. James' church in Louth travel south along Upgate, carry straight on at the traffic lights and proceed to the roundabout on the town outskirts. Take the second exit and after a short distance turn right. Follow the lane through the village of Tathwell to the eventual T-junction on a bend and bear left along the A153 road. Follow the road, go down Cawkwell Hill and on arriving at Scamblesby after passing the second left turning into the village the property will be found shortly on the right hand side.

Accommodation

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

Kitchen

A characterful farmhouse-style kitchen having a range of base and wall units with white painted solid timber

doors, a mixture of timber and tiled worktops, inset Belfast sink with mixer tap above, original beams to ceiling having windows to front and rear. Front Entrance door and electric connection point for cooker inset into the chimney breast with timber mantelpiece. Oak-effect vinyl cushion flooring and electric storage heater. Smartly decorated walls and door through to:

Dining Room

Dining room with white painted walls, original beams and tiled flooring. Sash window to the front with a door to the staircase leading to the first floor. Electric storage heater and door through to:

Lounge

A good sized lounge being a later Victorian addition to the property with large bay window to the front with sash windows, neutrally decorated walls, feature cast iron fireplace to chimney breast with tiled hearth, electric storage heater and carpeted flooring.

Ground Floor Bathroom

Useful downstairs bathroom comprising white three-piece suite of low-level WC, bath and wash hand basin. Attractive decoration and carpeted flooring, frosted glass window to the front.

Rear Porch

Useful rear porch with ample storage space, concrete floors and having a corrugated roof covering with restricted head height. Timber door

leading into the rear garden, door giving access into a useful store room for firewood or coal and a further door into the:

Utility Room

A further room with sloping ceiling and corrugated roof covering, restricted head height. Base unit with single bowl stainless steel sink and drainer, space and plumbing for washing machine with windows overlooking the rear garden. Carpeted flooring with door leading into:

Garden Store

A useful garden store with door to rear garden, sloping ceiling, concrete floors, white painted brick walls. A door to the end provides access to a useful block-built coal store.

First Floor**Landing**

Carpeted staircase to first floor with sloping ceiling and dormer window overlooking the front.

Bedroom 1

A large double bedroom with window overlooking the front, carpeted flooring and storage heater to wall.

Bedroom 2

Another double bedroom with dormer windows to the front and rear, neutrally decorated walls, carpeted flooring and further door leading into:

Bedroom 3/Nursery/Office

A further useful room accessed via bedroom 2 which could be used as a bedroom, nursery or office having low-level window to the side and carpeted flooring.

Family Bathroom

Bathroom with three pieced suite consisting low-level WC, wash hand basin and bath with Triton electric shower unit above and fitted curtain rail. Dormer window overlooking the rear garden and having views of the open Wolds countryside beyond. Door leading into the useful laundry cupboard having fitted shelving and also housing the hot water cylinder and control unit.

Gardens

The property enjoys delightful gardens over 1/3rd an acre (sts) with extensive driveway for multiple vehicles extending around the rear with ample space for horse boxes or motorhomes if required. Garage to one side and front path leading across to the front door and enclosed side garden. To the rear is a lawned garden with greenhouse, hedged boundaries, garden shed to side and superb views. Good range of planted borders with mature shrubs and trees providing an idyllic country setting.

Garage

A double-length garage of timber construction having concrete floors with window to the side. Open-fronted entrance where doors could be fitted if required.

Viewing

Strictly by prior appointment through the selling agent.

Location

Most of the Lincolnshire Wolds was designated as an Area of Outstanding Natural Beauty (AONB) in 1973 following considerable local campaigning. This designation means the landscape is some of Britain's finest countryside. It is a living, working landscape, with woodland, grassland and abandoned chalk pits providing important habitats for rare flowers and wildlife.

The Lincolnshire Wolds lie in the north-eastern quarter of the county of Lincolnshire, mid-way between Lincoln and the coast, surrounded by the relatively flat fens, coastal marsh and the Lincoln Clay Vale. The Wolds is the highest land in eastern England between Kent and Yorkshire – there are fine views to the Pennines in the west, and the coast to the east. The AONB comprises an area of 558 km² (216 miles²), while the wider Lincolnshire Wolds Character/Natural Area incorporates the two neighbouring areas of the 'Spilsby Crescent' to the south and the remaining chalk uplands to the north.

Scamblesby is positioned in the heart of the Wolds, approximately equidistant at 8 miles from the market towns of Louth and Horncastle, whilst Market Rasen is around 18 miles. Lincoln is about 25 miles away. The village has a primary school of excellent repute and a village pub which has been refurbished in recent times incorporating a small

local shop. The market towns above provide a diverse range of shopping, leisure and sporting facilities and a choice of school including highly regarded grammar schools and academies.

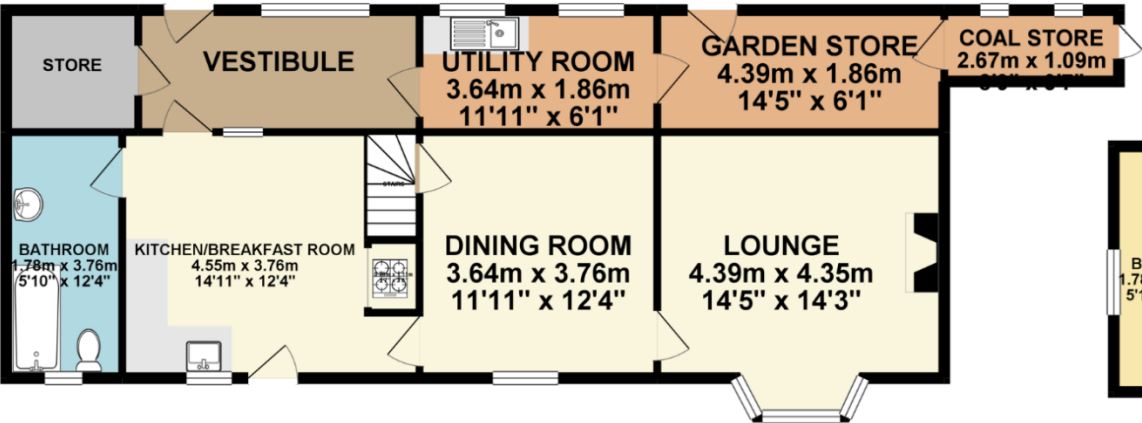
National Hunt Racing takes place at Market Rasen and the area is generally popular with equestrians, tourists, motor sports and vintage car fanatics drawn to nearby Cadwell Park. The coast is around 18 miles from the village at its nearest point.

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 and electricity with a private drainage system. No utility searches have been carried out to confirm at this stage. The property is in Council Tax band B.

Floor Plans

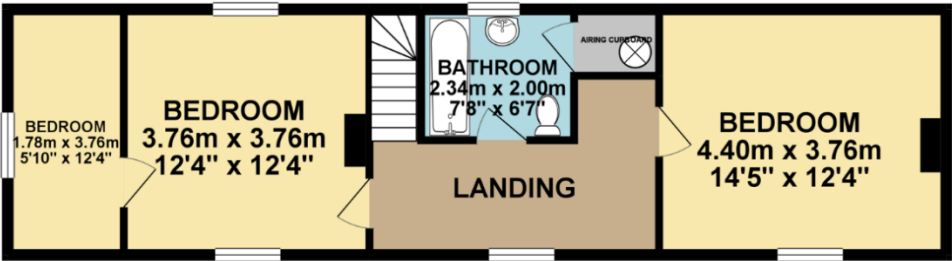
GROUND FLOOR 84.64 sq. m.
(911.10 sq. ft.)



GARAGE 23.12 sq. m.
(248.82 sq. ft.)



1ST FLOOR 53.99 sq. m.
(581.18 sq. ft.)



TOTAL FLOOR AREA : 161.75 sq. m. (1741.10 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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