



The Cottage, Post Office Lane
Ashby cum Fenby, Near Grimsby DN37 0QS

MARTINMASLIN



THE COTTAGE
POST OFFICE LANE
ASHBY CUM FENBY
NEAR GRIMSBY
NORTH EAST LINCOLNSHIRE
DN37 0QS

A STUNNING DETACHED RESIDENCE IN THE HEART OF THE PICTURESQUE VILLAGE OF ASHBY CUM FENBY OFFERING EXQUISITE ACCOMMODATION INCLUDING THE MAIN HOUSE, A SINGLE STOREY ANNEXE AND A TRIPLE GARAGE BUILDING WITH LEISURE/WORK SPACE ABOVE

MAIN HOUSE COMPRISING * RECEPTION HALL * LOUNGE * SITTING ROOM * STATE OF THE ART LIVING KITCHEN * UTILITY ROOM * CLOAKROOM * MASTER BEDROOM WITH DRESSING/SITTING ROOM AND ENSUITE BATHROOM * GUEST/SECOND BEDROOM WITH ENSUITE SHOWER ROOM * TWO FURTHER BEDROOMS * FAMILY BATHROOM

ANNEXE COMPRISING * ENTRANCE LOBBY * SITTING AREA * SITTING ROOM * CLOAKROOM * BEDROOM * KITCHENETTE * SHOWER ROOM *
OUTSIDE * EXCELLENT GROUNDS * TRIPLE GARAGE * LEISURE/HOBBY ROOM *

£895,000

VIEWING STRICTLY BY APPOINTMENT THROUGH THE AGENTS

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THE PROPERTY

Delightfully located on Post Office Lane in the heart of Ashby cum Fenby The Cottage is a wonderful and unique home which has been lovingly created by two generations of the same family since the early 1980's. Part of the main house was built to replace a much older property on the site and this was later enhanced by a single storey rear annexe, a triple Garage/Leisure facility and most recently (completed in 2020) a superb side extension designed to upscale and remodel this very fine residence to meet the needs of today's executive homeowners.

The Cottage is a visual delight both from the roadside view and from within its own grounds and an internal inspection confirms just how good this beautiful home is. Principal features of the main house include a welcoming Reception Hall, a well proportioned Lounge, a Sitting Room with polished limestone fireplace and a Dining Room from where French doors open to the south east facing terrace. The 'L' shaped Living Kitchen is undoubtedly the hub of the home with an extensive range of sleek two-tone white and grey cabinets, a host of high quality built in appliances, a central island and a vaulted Sun Room designed for relaxing. A Utility Room is positioned adjoining the Living Kitchen and there is also a Cloakroom and a useful walk-in store.

At first floor level the main house features an impressive Master Bedroom suite which comprises a walk-through Sitting/Dressing Room, a beautifully proportioned Bedroom and an ensuite Bathroom which could grace a prestige hotel anywhere in the world. With its centrally positioned freestanding bath, screened rainfall shower and twin basins it is the essence of understated luxury and is very special. The second bedroom benefits from its own ensuite Shower Room and there are two further lovely bedrooms plus the superb Family Bathroom with a white suite including a freestanding bath and separate shower cubicle.

A unique feature of The Cottage is the single storey rear annexe which can be accessed directly from the main house and via its own entrance. Providing additional flexible accommodation, the cottage style annexe is amazing with a Tudor themed interior featuring beams, exposed timbers, rustic brickwork, tiled floors etc. In the Agents opinion this area of the property would be ideal for elderly live-in relatives, an independent teenager or possibly as a holiday/long term let subject to obtaining any necessary approvals. It includes a Sitting Room, Bedroom, Kitchenette and Shower Room and a further Sitting Area with Cloakroom off effectively forms a buffer between the main house and the annexe.

Within the grounds there is an undeniably huge two storey Garage/Leisure facility which incorporates three garages (all with electric doors) and Toilet and a staircase to the 36'6 x 19'3 Family/Leisure Room which offers so many options perhaps as a Gymnasium, a home cinema, a play room or as a "work from home" space.

The Cottage benefits from oil fired central heating, double glazing (uPVC framed except for the annexe which is wooden framed) and a comprehensive security system including cameras. The grounds are becoming re-established following completion of the major building works and there is scope for further enhancement of the mature garden area to the southern side of the garage building.

Ashby cum Fenby is a pretty village featuring some of the areas finest homes and the facilities of the larger village of Waltham are just a few minutes drive away.

The availability of The Cottage with its unique elements and undoubted quality is a rare one indeed and discerning potential purchasers are advised to visit without delay. EPC Rating – C



MASTER BEDROOM SUITE

The accommodation comprises: -

GROUND FLOOR – MAIN HOUSE

RECEPTION HALL

A welcoming central entrance area from where the staircase with barley sugar twist spindle balustrade leads via two quarter landings to the first floor. There are two central heating radiators, a useful storage cupboard and double doors which open into the Sitting Room. A door also links to the Annexe accommodation.

LOUNGE

6.25m (20'6")max x 4.06m (13'4")

A delightful room at the front of the house with a bay window and three central heating radiators. A side window allows the room to enjoy additional natural light.

SITTING ROOM

6.10m (20'0") x 3.96m (13'0")

A lovely room featuring a classic style polished limestone fireplace with a living flame gas fire (see below). There are double aspect windows and three central heating radiators.

DINING ROOM

4.57m (15'0") x 3.58m (11'9")

Situated adjacent to the Living Kitchen and featuring a porcelain tiled floor and a polished limestone fireplace with a living flame gas fire (see below). Arched glazed double doors open to the terrace and there is a central heating radiator.

LIVING KITCHEN

5.49m (18'0") x 4.22m (13'10") plus 4.57m (15'0") x 3.89m (12'9")

A magnificent 'L' shaped room providing excellent space at the hub of the home and comprehensively equipped with a range of two-tone grey and white gloss cabinets with composite worksurfaces incorporating an inset sink. Built in appliances include two Neff electric ovens with 'hide and slide' doors, a Neff induction hob in the central island with contemporary extractor above, a Neff microwave/convection oven, two fridges, two freezers and a Neff dishwasher.

The central island incorporates a breakfast bar overhang and there is a porcelain tiled floor plus three central heating radiators. Three windows look out to the front of the house and the kitchen area is adjoined by the Sun Room area with high vaulted ceiling and glazed French doors leading outside. Electrically operated Velux windows generate extra light and allow ventilation.

UTILITY ROOM/SIDE LOBBY

2.59m (8'6") x 2.51m (8'3")

With white gloss cabinets, grey composite worksurfaces, a deep glazed sink, provision for freestanding appliances and a central heating radiator. There is a walk-in storage cupboard.

CLOAKROOM

With a white w.c, a pedestal hand basin and a central heating radiator.

FIRST FLOOR

LANDING

An elegant landing with a central heating radiator and a tall window on the staircase with decorative leading.

MASTER BEDROOM SUITE comprising: -

SITTING/DRESSING ROOM

4.57m (15'0") x 3.56m (11'8")

With a central heating radiator, a walk-in wardrobe and a glazed door with side panels opens to a Juliet balcony. A door links to the Bedroom.

BEDROOM

5.49m (18'0") x 4.27m (14'0")

With three windows, a part vaulted ceiling, two central heating radiators and double doors opening to the ensuite Bathroom.



RECEPTION HALL



SITTING ROOM



LOUNGE



DINING ROOM



ENSUITE BATHROOM

4.17m (13'8") x 2.59m (8'6")

Equipped to a superlative standard with a white suite comprising a centrally positioned curved bathtub with freestanding filler, twin washbasin's set on white drawer units, a w.c. and a stylishly presented shower positioned behind the bath with a slimline tray, a clear screen and Aqualisa digital shower with remote button. There are two central heating radiators/towel warmers plus two Velux windows. The floor and the walls are beautifully tiled.

BEDROOM TWO

4.88m (16'0")max x 4.09m (13'5")

A lovely bay fronted room with a central heating radiator and a door opening to its own ensuite Shower Room.

ENSUITE SHOWER ROOM

2.24m (7'4") x 1.22m (4'0")

With a white suite comprising a pedestal washbasin, a w.c, and a larger than average shower cubicle with a Mira mixer shower. Central heating radiator.

BEDROOM THREE

3.61m (11'10") x 3.48m (11'5")

A pretty bedroom with a part vaulted ceiling, a central heating radiator and an arched display recess with cupboard.

BEDROOM FOUR

3.45m (11'4") x 2.64m (8'8")

With a central heating radiator.

FAMILY BATHROOM

3.73m (12'3") x 2.44m (8'0")

A beautiful bathroom featuring a white suite comprising a freestanding bath with floor mounted filler, a w.c, a bidet, a pedestal washbasin and a quadrant shaped cubicle with a chrome mixer shower. There is a white heated towel warmer.



ANNEXE ACCOMMODATION

With independent access from the courtyard area and also linking directly to the main house.

SITTING AREA

3.48m (11'5") x 2.44m (8'0")

With a tall glazed window, a useful storage cupboard and a beamed ceiling.

CLOAKROOM

With a white suite comprising a w.c. and a corner handbasin.

SITTING ROOM

6.32m (20'9")max x 2.95m (9'8")

A stunning vaulted room with Tudor styling, a quarry tiled floor, a central heating radiator and a substantial brick fireplace with a wood burning stove. Double doors open to a cupboard which houses the Worcester oil fired boiler and cylinder. A door links to the Entrance Lobby.

BEDROOM

4.19m (13'9") x 2.97m (9'9")

Again with a vaulted ceiling, oak framing, a central heating radiator and a tiled floor.

KITCHENETTE

3.43m (11'3") x 1.96m (6'5")

With cream shaker style units, butchers block style worktops, an inset bowl and a central heating radiator.

SHOWER ROOM

3.35m (11'0") x 1.09m (3'7")

With a white suite comprising a w.c., a semi recessed wash basin and a shower cubicle with white brick laid tiles and a chrome mixer shower.





BEDROOM THREE

OUTSIDE

TRIPLE GARAGE/FAMILY ROOM

A superb facility incorporating a Double Garage (20'6 x 19'0), a single Garage (10'0 x 19'0), a Toilet with basin and a staircase to the first floor. All three garages feature electrically operated doors and at first floor level there is a stunning Family/Leisure Room measuring 36'6 max x 19'3 which can be utilised for hobbies, as a gymnasium or home cinema room. There are three electric heaters and seven windows.

The Cottage stands within broadly rectangular shaped grounds with an elevated lawn at the front, a gently sloping sett paved driveway leading to the gravelled central courtyard which can accommodate numerous vehicles and an established area of garden behind the garaging. A Lincolnshire style fence divides the property from the adjacent plot which will shortly feature a brand new executive quality home.

GENERAL INFORMATION

The property has the benefit of mains water, electricity and drainage and enjoys oil fired central heating comprising radiators as detailed above connected to the Worcester boiler. Provision has been made for the gas fires to be fuelled by LPG and The Cottage is double glazed with a combination of uPVC frames to the main house and wooden frames to the Annexe. The property falls within the jurisdiction of North East Lincolnshire Council, is currently in Council Tax Band G (although this will be reviewed following sale due to enlargement work undertaken by the current owner) and is of Freehold tenure - subject to Solicitors verification.

VIEWING

By appointment through the Agents on Grimsby 311000.



FAMILY BATHROOM



ANNEXE SITTING ROOM



TRIPLE GARAGE/FAMILY ROOM

SERVICES: The services to, and the fittings and appliances within, this property have not been tested and no guarantee can be given as to their condition or suitability for their purpose.

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