



## Woodrow Cottage, Main Road, South Elkington Louth, LN11 0RU



Book a Viewing!

**£750,000**

Woodrow Cottage is a unique detached thatched cottage dating back to the 1930's, nestled on the edge of Louth in the picturesque Lincolnshire Wolds village of South Elkington. The property has been well-maintained by the current owner and boasts many original features including beamed ceilings and Inglenook fireplaces. The cottage is set on a wonderful plot of just under 1 acre (STS) with immaculately maintained gardens with a woodland walk. A particular feature of the garden is an elevated mount with a seating area, offering stunning views of the house, the woods and the Lincolnshire Wolds. The property sits elevated and set back from the road with a thatched lych gate entrance and a sweeping driveway which leads to the rear of the property with ample off-road parking and also giving access to a detached garage and workshop. Internally the accommodation comprises of Entrance Porch, Hallway, Formal Dining Room, Cloakroom, Kitchen, Breakfast Room, Utility Room, Lounge, Snug and a First Floor Landing leading to four Bedrooms, En-Suite to the Main Bedroom, Bathroom and Study/Dressing Area to Bedroom 3. Located just a short drive from the Georgian town of Louth, Woodrow Cottage provides easy access to a range of shops, schools and all the usual amenities. The property is being sold with No Onward Chain and viewing of the property is essential to fully appreciate its stunning plot and prime position.



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**SERVICES**

Mains electricity, water and gas. Gas-fired central heating. Drainage to Septic Tank.

**EPC RATING – D**

**COUNCIL TAX BAND – G**

**LOCAL AUTHORITY** - East Lindsey District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

**LOCATION**

South Elkington is a small village located approximately 2.5 miles from the nearby Market Town of Louth. The historic market town of Louth; fondly known as the 'Capital of the Wolds' and beautifully positioned in an Area of Outstanding Natural Beauty, has a wealth of local services and amenities to offer. Popular points of interest include the 'people's park' of Hubbard Hills and Westgate Fields, the last remaining Lincolnshire Cattle Market and the spectacular St James' Church, boasting the tallest medieval parish church spire of approx 287 feet / 87.6 m.





Other features include Louth Golf Course and Kenwick Park Golf Course, Louth Tennis Centre, London Road Sports Pavillion, Riverhead Theatre, Playhouse Cinema, Louth Museum, Kenwick Park Gym and Spa and Meridian Leisure Centre. Excellent local schools include the Ofsted 'Outstanding' graded Kidgate Academy Primary School and King Edwards Grammar School. There are a variety of GP practices and Hospital, NHS and Private Dentists. Louth is particularly well known for its vast array of independent shops, butchers and delicatessens, thrice weekly markets and the New Market Indoor Hall all offering outstanding local produce.

#### ACCOMMODATION

##### PORCH

7' 1" x 3' 8" (2.16m x 1.12m) With timber windows and double doors and tiled flooring.

##### HALLWAY

With stairs to First Floor, wall lighting and radiator.

##### CLOAKROOM

8' 0" x 4' 1" (2.44m x 1.24m) With timber window, low level WC, wash hand basin and radiator.

##### DINING ROOM

17' 0" x 11' 4" (5.18m x 3.45m) With timber window, double doors, wooden flooring, Inglenook fireplace with open fire and four windows, beamed ceiling and radiator.



##### BREAKFAST ROOM

9' 6" x 8' 8" (2.9m x 2.64m) With timber window, feature fireplace and radiator.

##### KITCHEN

12' 4" x 9' 8" (3.76m x 2.95m) With two timber windows, tiled flooring, fitted with a range of wall, base units and drawers with work surfaces over, tiled splashback, sink and drainer, integral double oven, four ring ceramic hob with extractor fan over, radiator and plumbing/space for dishwasher.



##### UTILITY ROOM

11' 4" x 7' 10" (3.45m x 2.39m) With timber window and door, tiled flooring, fitted with a range of wall and base units with work surfaces over, tiled splashback, sink and drainer, plumbing/space for washing machine, radiator and spaces for a freezer and tumble dryer.



##### REAR ENTRANCE

With timber door and Quarry tiled flooring.

##### BOILER ROOM

4' 8" x 3' 10" (1.42m x 1.17m) With Quarry tiled flooring and gas fired central heating boiler.



#### LOUNGE

16' 10" x 15' 11" (5.13m x 4.85m) With timber window, double doors, two radiators and Inglenook fireplace with open fire and four windows.

#### SNUG

9' 8" x 8' 7" (2.95m x 2.62m) With timber window and double doors and radiator.

#### FIRST FLOOR LANDING

With timber window, radiator, storage cupboard and airing cupboard housing the hot water cylinder.

#### BEDROOM 1

17' 6" x 13' 0" (5.33m x 3.96m) With two timber windows to the front elevation offering stunning views over the Wolds, radiator and fitted wardrobes, drawers and dressing table.

#### EN-SUITE

10' 7" x 6' 8" (3.23m x 2.03m) With timber window, tiled flooring, tiled walls, low level WC, wash hand basin with cupboard space below, freestanding bath, shower cubicle and radiator with heated towel rail.

#### BEDROOM 2

13' 5" x 11' 5" (4.09m x 3.48m) With timber window, eaves storage and radiator.

#### BEDROOM 3

9' 4" x 7' 1" (2.84m x 2.16m) With timber window, built-in wardrobe and radiator.

#### DRESSING ROOM / STUDY

7' 8" x 6' 8" (2.34m x 2.03m) With eaves storage, timber window and radiator.

#### BEDROOM 4

8' 8" x 8' 1" (2.64m x 2.46m) With timber window, built-in wardrobe, storage cupboard, eaves storage and radiator.

#### BATHROOM

8' 8" x 5' 10" (2.64m x 1.78m) With timber window, low level WC, wash hand basin, bath with shower over, tiled walls and radiator.

#### OUTSIDE

The property sits elevated and set back from the road with a gravel driveway which sweeps round to the rear of the property and provides ample off-road parking and gives access to the workshop and garage. The wraparound gardens are immaculately maintained and are mainly laid to lawn with mature well-stocked borders containing a wide variety of mature plants, shrubs, trees, various seating areas, green house and a summer house. At the center of the rear garden there is an elevated mount to a potting shed with steps rising to the top and a waterfall feature. A woodland walk takes you around the mount and back into the formal gardens to the front.





## WORKSHOP

With Bi-fold doors, power and lighting.

## GARAGE

With electric door, power and lighting.

### WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

### SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

### REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walker will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Cloversings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

### BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

### NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

### GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

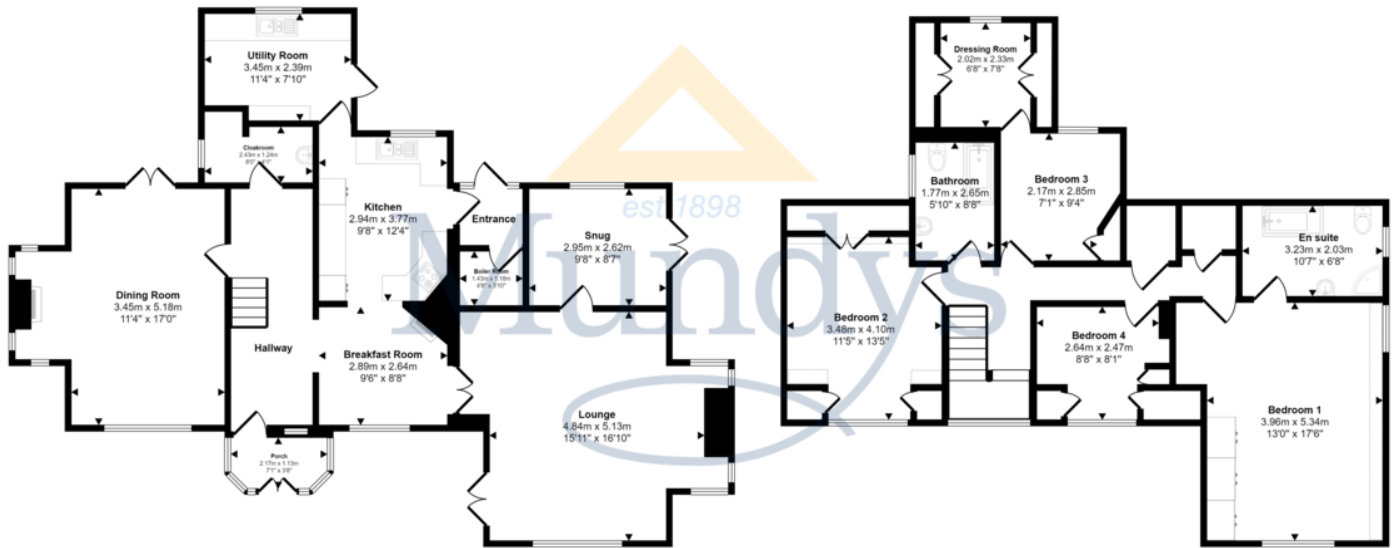
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Approx Gross Internal Area  
198 sq m / 2134 sq ft



Ground Floor  
Approx 107 sq m / 1149 sq ft

First Floor  
Approx 92 sq m / 985 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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