



Westfield Cottages, New Barnettby, Lincolnshire, DN38 6DU

Asking Price: £390,000

EPC: F (23)

Council Tax - To be advised

Accommodation Summary:

- AN OUTSTANDING DETACHED COTTAGE
- LARGELY EXTENDED ACCOMMODATION
- PRIVATE GARDENS APPROACHING 0.5 ACRE
- EXCELLENT RANGE OF OUTBUILDINGS
- 3 RECEPTION ROOMS
- BEAUTIFUL FITTED KITCHEN & UTILITY ROOM
- 3 DOUBLE BEDROOMS & FAMILY BATHROOM
- EXTENSIVE PEBBLED DRIVEWAY
- QUITE SEMI-RURAL VILLAGE SETTING
- NOT TO BE MISSED



To arrange a viewing please call the Paul Fox - Brigg office on **01652 651777**

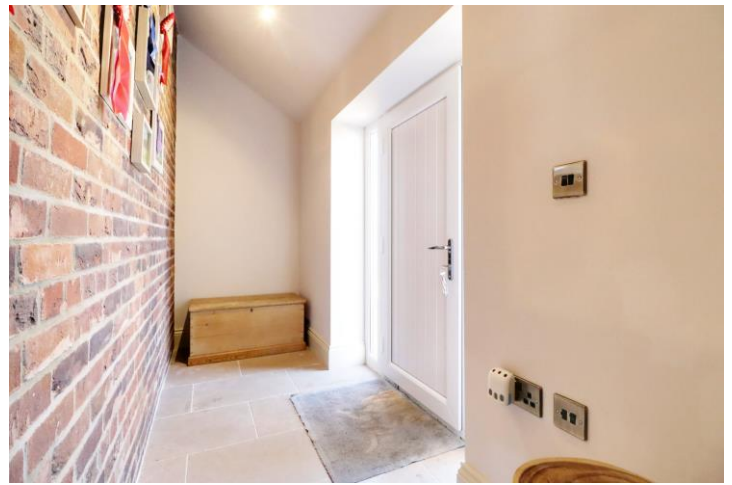
Description:

'Westfield Cottages' is a charming brick built detached cottage that has been recently extended, offering beautifully appointed accommodation that effortlessly blends modern living with impressive originality. The accommodation comprises, entrance hallway, a quality fitted kitchen with a feature electric Aga, a useful utility room/cloakroom, a central dining room with a broad opening to a rear living room that leads into the formal garden, pleasant sitting room. The first floor has a central landing leading to 3 double bedrooms and a family bathroom. The bespoke designed extension provides extensive views of the countryside to the west and idyllic sunsets. The property is approached via a deep driveway with a traditional 5-bar timber gate, allowing access to a substantial pebbled driveway, allowing parking for an excellent number of vehicles. The south westerly facing gardens come principally lawned, currently being sectioned into formal gardens and a small paddock area. Adjoining the paddock are excellent purpose built stables ideal for small equestrian use or domestic livestock, a hay store, and open fronted vehicle stores. The planning permission granted consent for a brick built garage to adjoin the cottage, with the base having been laid and the bricks being on site to continue. Finished with newly installed double glazed windows, 2 multi-fuel stoves and a quality Aga that accompanies an electric immersion tank providing domestic hot water. The dwelling is located in a rural location but is very close to services, with the nearby village of Barnetby providing shops, a school with excellent transport links to a local train station, and access to the motorway. The local area provides an extensive network of public footpaths and bridleways, making it perfect for countryside living.

Rooms:

Entrance Hallway

3'7" x 10'8" (1.1m x 3.25m). With side uPVC double glazed entrance door with adjoining side lights, attractive stone tiled flooring, vaulted ceiling with inset ceiling spotlights, exposed brickwork to one wall and an opening through to;



Attractive Bespoke Fitting Kitchen

11'10" x 11'2" (3.6m x 3.4m). Front facing uPVC double glazed window. The kitchen enjoys a range of base, drawer and wall units of a shaker style being solid wood with a butcher block worktop that incorporates a central Belfast ceramic sink unit with etch drainer to the side and block mixer tap, feature black enamel electric Aga (approx. 1 year old) on a slate stone hearth within a brick chimney breast with inset beamed mantle and downlighting, stone tiled flooring, exposed beams and doors through to the utility and broad opening to;



Formal Dining Room

13'9" x 11'4" (4.2m x 3.45m). With twin rear uPVC double glazed windows, a staircase allowing access to the first floor accommodation with open spell balustrading, matching newel post and contrasting handrail, understairs storage, continuation of stone tiled flooring, exposed beamed ceiling and doors through to the sitting room and an opening through to;



Main Living Room

12'1" x 14'5" (3.68m x 4.4m). With large rear uPVC double glazed sliding patio doors leading out to the garden and a raised flagged terrace, stone tiled flooring, beamed ceiling and a feature large multi fuel cast iron stove on a slate hearth.

Sitting Room

12'2" x 11'5" (3.7m x 3.48m). Front facing uPVC double glazed windows, handsome inset multi fuel cast iron stove on a stone flagged hearth, wooden beamed mantel, beamed ceiling, TV point and exposed brickwork to one wall.



Utility Room

7'1" x 10'7" (2.16m x 3.23m). Front uPVC double glazed entrance door and a double glazed Velux roof light within a vaulted ceiling with ceiling spotlights. Featuring a bespoke distressed effect base cabinets with inset ceramic sink with block mixer tap, low flush WC, space and plumbing for appliances, stone tiled flooring, feature exposed brickwork to one wall and part panelling to the remaining walls.



Landing

5'9" x 11'3" (1.75m x 3.43m). Continuation of open spell balustrading, contrasting handrail, part panelling to walls and access through to three bedrooms and the family bathroom.

Master Bedroom 1

12'4" x 14'5" (3.76m x 4.4m). Enjoying rear inward opening uPVC double glazed French doors (requires plastering and decoration).

Front Double Bedroom 2

12'8" x 11'4" (3.86m x 3.45m). Front uPVC double glazed window and panelling to walls.

Front Double Bedroom 3

12'1" x 11'5" (3.68m x 3.48m). Front uPVC double glazed window, style electric radiator, corner fitted airing cupboard with cylinder tank and loft access.

Attractive Family Bathroom

7'11" x 5'8" (2.41m x 1.73m). Providing a traditional suite in white comprising low flush WC, heritage vanity wash hand basin with storage cabinet, panelled bath with overhead main shower and glazed screen, cushioned flooring, tiled and panelling to walls and inset ceiling spotlights.

Grounds

The property is located on a private driveway with a traditional five bar timber gate leading to a substantial pebbled drive allowing parking for numerous vehicles with direct access to a part-built garage. The gardens are separated into two areas, with the formal family garden being laid to lawn with post and rail fencing, enjoying a raised flagged seating area and planted borders. The section beyond comes enclosed and laid to lawn and comes with the benefit of three stable blocks with a tack room, opposite is a further stable and large garden store/hay store.

Double Glazing

The property benefits from newly fitted uPVC double glazed windows and traditional doors.

Central Heating

The property enjoys two multi fuel stoves and a newly fitted electric Aga with hot water from an electric immersion tank.

