

*Rural
and
Equestrian*



1 Gunnerby Farm Cottage, Hatcliffe DN37 0SW

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1 Gunnerby Farm Cottages, Hatcliffe, Grimsby DN37 0SW

A rare opportunity to purchase a semi-detached 2-bedroom country cottage positioned by a range of farm buildings in a scenic area of the Lincolnshire Wolds, and having oil central heating system, double glazed windows, large rear garden and driveway providing off-street parking. For sale with NO CHAIN.

Directions

From Louth leave the town on Westgate and follow the road to the by-pass roundabout, take the second exit and then keep right at the fork along the A631. Proceed through South Elkington, up onto the Wolds and turn right at the crossroads signposted North Elkington and Binbrook. Take the first left turn and follow the lane for some distance into Binbrook. At the T-junction after the square turn right along the B1203. After around 2.8 miles you will reach a sharp right bend with turnings to the left and ahead. Take the turn to carry on ahead and follow the lane for some distance until the cottage is found on the left, immediately after a large range of farm buildings.

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

Ground Floor

The property is approached from the rear of the building where there is a part-glazed (double-glazed) door into a **Lean-to Utility Porch** with uPVC-framed double-glazed windows, work surface, space with plumbing for washing machine and the Boulter Buderus oil-fired central heating boiler. Wall light, internal single-glazed window and part-glazed (single-glazed) door into the:

Dining Kitchen

A spacious room with a quarry-tiled floor and a range of modern units having a light grey finish and long metal handles. The units comprise base cupboards, a drawer unit with deep lower pan



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drawer, roll-edge granite-effect work surfaces, splash-boarded splashbacks, wall cupboard unit and a single drainer stainless steel sink unit. Built-in Lamona electric oven incorporating grill, matching Lamona black ceramic four-plate hob over and stainless steel and glazed cooker hood with light. uPVC double-glazed windows to the side and front elevations. Staircase with white painted pillared balustrade leading to the first floor and small rear uPVC double-glazed window presenting a glimpse of the long rear garden. Radiator, further rear uPVC double-glazed window to the dining area and smoke alarm to the ceiling. Strip light to the kitchen area and ceiling light point to the centre and dining areas. Wall-mounted digital central heating programmer. Connecting door to the:

Sitting Room

A good-sized room with a ceramic-tiled fireplace and hearth having an open grate. Arched alcove to each side and high-level enclosure housing the electricity consumer unit with MCB's, fuse box and switches. uPVC double-glazed window to the front elevation presenting a fine view across the open fields over the lane. Radiator, ceiling light point and TV point.

First Floor Landing with smoke alarm and doors off to the bedrooms and bathroom. Window above the staircase with views across the rear garden.



*Glimpses
from
the
Landing*



*Views
from
Bedroom 1*



Bedroom 1 (front)

A spacious double bedroom with a built-in shelved storage cupboard by the chimney breast. Radiator and uPVC double-glazed front window presenting far-reaching views across the open farmland at the front of the property.

Bedroom 2 (side)

A single bedroom with radiator, clothes hanging rail and a uPVC double-glazed window on the side elevation.

Bathroom

A good size with a white suite comprising low-level WC, pedestal wash hand basin with tiled splashback and a panelled bath with two grips, high-level ceramic-tiled splashbacks, glazed screen and a Triton electric instant shower unit. Rear uPVC double-glazed window presenting views over the outbuilding at the rear towards the garden and trees beyond. Light-operated extractor fan, radiator and door to built-in airing cupboard containing a foam-lagged hot water cylinder with immersion heater and linen shelves over. Trap access to the roof void.

Outside

There is a small garden at the front of the property laid to lawn with a pathway leading around the house, a post and rail front fence and a variety of ornamental shrubs, bushes and spring bulbs. There is a parking space to the side of the house with post and rail fencing to the side and rear, and a pedestrian gate into the rear garden.

The rear garden is an excellent size and is principally laid to lawn with a number of fruit and ornamental trees, a **greenhouse** and timber **garden shed**. Close to the rear wall of the house there is a semi-detached rendered **outbuilding** with a hipped slate roof





comprising an L-shaped store with single-glazed window and latch door, together with a coal store. Corner outside light.

The Property

This former farm cottage is believed to date back to Victorian times and has rendered walls beneath a main pitched and hipped timber roof structure covered in concrete tiles. Heating is by an oil-fired central heating system, and there is an open fireplace in the sitting room. The main windows are double-glazed, and the property enjoys a surprisingly large rear garden and a parking area off the lane.

Viewing

Strictly by prior appointment through the selling agent.



Location

The property is positioned about 1 mile to the south of Hatcliffe village in a rural location adjacent to a range of farm buildings. The surrounding countryside is typical of the Lincolnshire Wolds – an Area of Outstanding Natural Beauty. Hatcliffe itself, is a sought-after village with some impressive and valuable country homes. The property is approximately 10 miles from Grimsby, 15 miles from the Humberside Airport and around 8.5 miles from Caistor.

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 electricity, whilst the water supply is from a private shared system subject to a maintenance charge and drainage is to a shared private system; NB no utility searches have been carried out at this stage. The property is in Council Tax band A.

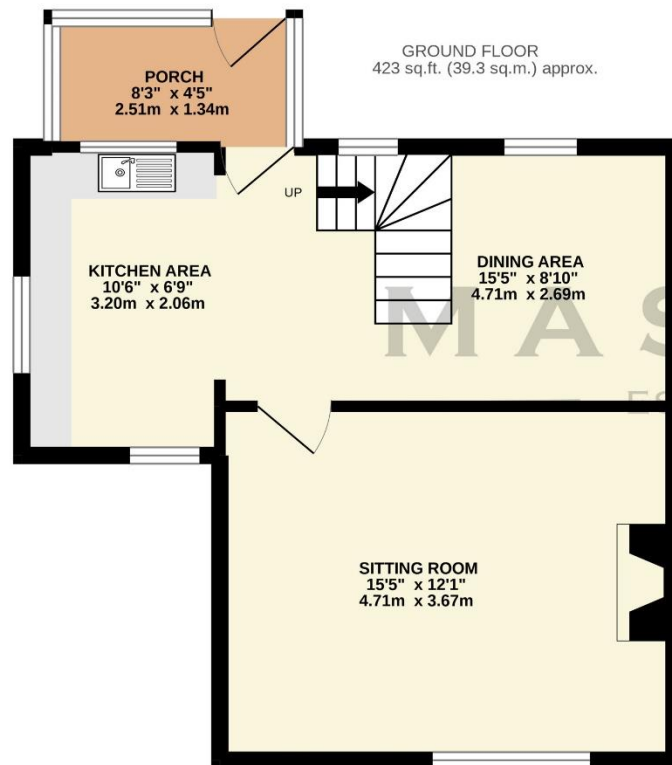


*Views from the garden across
the Lincolnshire Wolds*



Floor Plans and EPC Graph

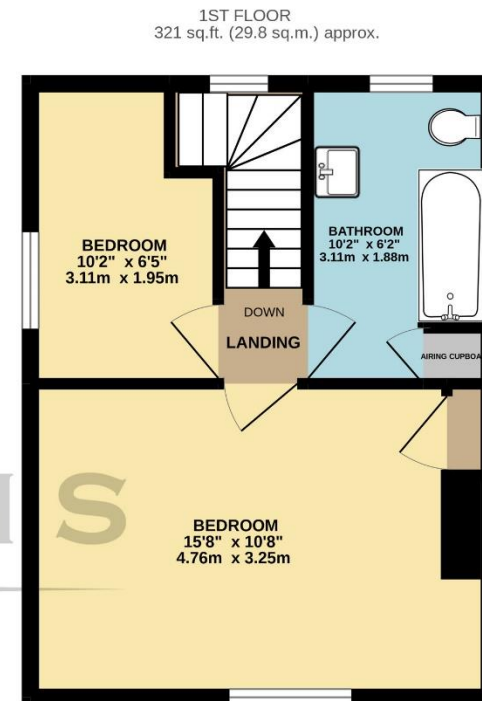
NB A PDF copy of the full EPC can be emailed on request



TOTAL FLOOR AREA: 744 sq.ft. (69.1 sq.m.) 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		



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