



Alpine Cottage, 2 The Cottage, Ark Road
North Somercotes. LN11 7NU

A superb rural lifestyle opportunity positioned in a quiet setting just outside the popular coastal village of North Somercotes and all the amenities it has to offer. This spacious 3 bedroom semi detached bungalow is set up with annexe accommodation having 2 kitchens and 2 bathrooms providing an excellent chance for families to downsize into one property or simply adapt to create further living space.

A recent modern extension transformed the property with the benefit of a smart conservatory to the side. Located in a quiet 'farm' style setting the generous plot includes large gardens to the front and side with various outbuildings and the use of extensive parking and lawned area.

















Directions

Entering North Somercotes on the A1031 road from the north, proceed to the crossroads by the Axe and Cleaver public house and turn left along Jubilee Road. Follow the road for some distance and bear right around the sharp right bend and then take the first left turn to Marsh Lane. Follow the lane for some distance until the right turn onto Ark Road. Continue on Ark Road for a short distance and take the first right onto the 'old camp' and passing some buildings on your left. Continue straight past more buildings to either side and then bear slightly right and you will arrive at Alpine cottage.

The Property

Believed to date back to 1943 and being later extended in 2015 with rendered brick-faced cavity walls and having a pitched roof with a mixture of corrugated and tiled roof covering, the later extension lending itself ideally for annexe accommodation having its own separate kitchen. The property benefits from uPVC double glazing throughout and has oil-fired central heating by an externally sited combination boiler fitted in 2015 to the extension with the original build having electric radiators and supplemented with gas LPG bottles for cooking. Externally, a timber workshop which is insulated and has electric provided can be found to the rear whilst to the front a summer house, greenhouse and potting shed. The property is positioned within the "old camp", a former WW2 prisoner of war camp at Donna Nook just outside North Somercotes providing a peaceful and tranquil rural setting ideally positioned for coastal attractions.

Accommodation

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

Kitchen/Diner/Lounge

A spacious L-shaped kitchen diner lounge having a range of modern fitted base and wall units with dove grey Shaker style doors and chrome handles, grey marble-effect roll top laminated work surfaces with tiled upstands and having a single bowl grey resin sink with mono mixer tap and separate filter tap. Single electric integrated Neff oven with Neff gas hob above with anthracite grey glass splashback and extractor over. Integrated under-counter fridge, breakfast bar area to one side. Opening into the dining lounge area with large window overlooking the gardens. Attractive grey oak-effect luxury vinyl tile flooring and inset spotlights to ceiling with part-glazed composite door leading into the:

Conservatory

A smart conservatory situated at the end of the property with brick dwarf walls and fully glazed sides and polycarbonate roof covering, glazed uPVC door leading into the garden with attractive wood-effect laminated flooring.

Master Bedroom

Double bedroom having neutrally decorated walls and carpeted flooring. Window to the side and built-in wardrobes along one side with sliding doors providing hanging space and fitted shelving. Door leading into:

En Suite Shower Room

Suite with large shower cubicle and thermostatic shower mixer with mermaid panelling to wet areas. Low-level WC and wash hand basin with storage cupboards below, inset spotlights to ceiling, extractor fan and large chrome heated towel rail and oak-effect vinyl cushion flooring.

Reception Hall

Accessed via a part-glazed composite door with large window to the side. A large, spacious hallway with space for a seating area to one side, inset spotlights to ceiling and having wood-effect luxury vinyl tiled flooring. Control panel for alarm system and folding door into the store cupboards with a range of shelving and housing the electric consumer unit.

Study

Accessed off the entrance hall with space for a desk but could potentially be used as a nursery, having carpeted flooring and loft access hatch to the roof space.

Pantry

A small pantry having a range of shelving fitted to both sides, frosted glass window to the rear and carpeted flooring.

Bathroom

A good sized bathroom having three piece suite consisting of a panelled bath, low-level WC and wash hand basin, frosted glass window to the side, part tiled walls and tiled flooring.

Kitchen Diner

Having a range of base and wall units with roll top laminated work surfaces, one and a half bowl resin sink and tiled splashbacks, space for fridge/freezer, washing machine and dryer, integrated single electric Indesit oven with electric hob above and extractor fan over. Large window to the side and wood-effect flooring, integrated cupboards to one end with hidden cupboard housing the immersion heater tank. Space for a dining table to one side.

Lounge

With windows to two aspects, feature fireplace currently with electric fire, carpeted flooring and wallpaper to walls. Doorway through to:

Rear Hallway

Providing access to the two rear bedrooms, window to the side and having a further electric consumer unit.

Bedroom 2

Large double bedroom with windows to two aspects, carpeted flooring and wallpaper to walls and having electric radiator.

Bedroom 3

Another double bedroom with fitted wardrobes and storage cupboards. Window to the side, carpeted flooring and electric radiator.

Rear Garden

Private rear garden laid mainly to paving and gravel with high-level fencing to perimeters, having an attractive gazebo to one side. Also housing the oil storage tank and externally sited oil central heating boiler. To one end is a large timber constructed work shop being fully insulated with electrics and lighting provided. The garden is supplemented with outside tap and exterior lighting.

Front Garden

Concrete driveway passing through where right of way is provided for the neighbouring property. Gravelled area to the front of the property providing space for potted plants. Directly opposite the drive is the extremely well presented main garden area laid mainly to gravel and pathways having a good range of mature planted borders with plants and shrubs. To the rear is a

timber-framed summer house with canopy over, good sized greenhouse together with a recently constructed timber potting shed having glazed front wall and insulated walls and ceiling, electric and lighting provided with fitted workbench providing an ideal tranquil space for the keen gardener.

Adjoining the main garden is a piece of land set to lawn and gravelled drive providing a parking area with a range of planted borders. This section of garden is not owned by the vendors, however, has been used for many years by agreement with the landowner and is expected to be available for use to the new buyer for the foreseeable future.

Location

The property is located on the northern outskirts of North Somercotes, a larger than average village with a post office, a number of shops, public houses and some sports facilities. Readily accessible via the A1031 coast road and the village is about 10 miles from the popular market town of Louth, 16 miles to the south of Cleethorpes and 11 miles to the north of Mablethorpe.

Close to the North Sea coast at Donna Nook, which is visited annually by a multitude of wildlife enthusiasts drawn to the visiting seal colony during the seal pupping season. The viewing area is controlled by the Lincolnshire Wildlife Trust. There are several nature reserves extending along the Lincolnshire coast between the holiday resorts, together with long sandy beaches beyond and the local East Lindsey District Council has a very positive attitude to developing tourism in the area.

On the eastern outskirts of North Somercotes, the Lakeside Holiday Park complex complements the

amenities and there are two properties providing fishing lakes and associated activities. The reservoir at Covenham is a water sports centre for boating, windsurfing, etc. and the Lincolnshire Wolds are around 10 miles from the village, providing beautiful traditional English countryside and some scenic villages.

Louth has three markets every week and a variety of independent shops and stores, a theatre, cinema, golf course, tennis academy and many local clubs, together with a variety of restaurants, cafes, pubs and bars. On the outskirts of Louth is the Kenwick Park leisure centre with a further golf course and swimming pool.

Viewing

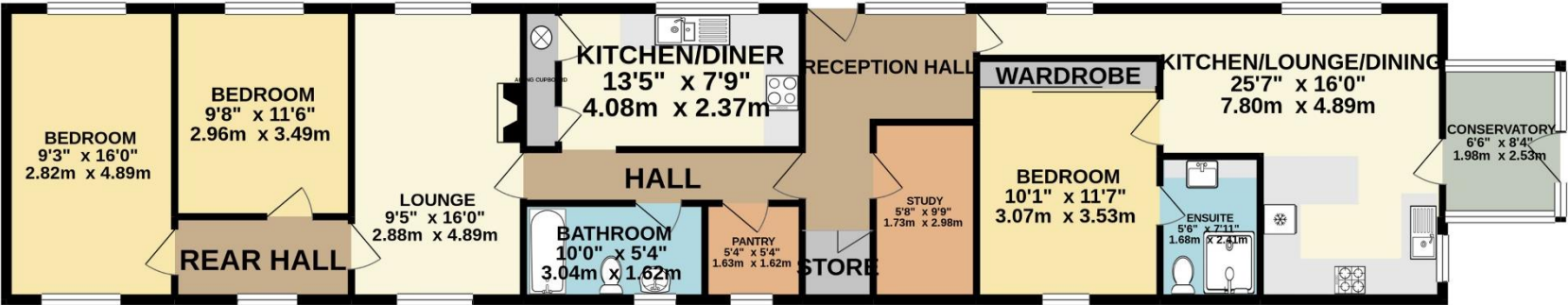
Strictly by prior appointment through the selling agent.

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 and a private drainage system but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band A.

Floor Plans and EPC Graph

GROUND FLOOR
1315 sq.ft. (122.1 sq.m.) approx.



WORKSHOP
108 sq.ft. (10.0 sq.m.) approx.



TOTAL FLOOR AREA : 1423 sq.ft. (132.2 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		91 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



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