



Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents.
Agricultural & Fine Art Auctioneers.



Pear Tree Cottage, Barkwith Road

West Torrington
LN8 5SQ

Asking Price Of **£375,000**
Freehold

Feature Character Cottage
Refurbished By Present Owners
Superb Kitchen & Beamed Lounge
Bathroom With Separate Walk In Shower
3 Bedrooms
Oil C/H With Underfloor Heating To Ground Floor
Detached Annex Styled Building
0.25 Acre Plot
Rural Location



GENERAL DESCRIPTION

This is a superb renovated cottage in rural village location being sold with no forward chain. The property stands in approximately 0.25 of an acre and comprises entrance hall, sizeable feature kitchen, beamed lounge with study off, utility room with bathroom incorporating walk in shower and at first floor level three bedrooms and cloakroom. The property stands in approximately .25 of an acre lawned garden with small brick outbuilding and included within the area a detached garage/annex styled building of brick pitched roof construction comprising single garage with ground floor studio having cloakroom off and with a staircase to a first-floor office. we highly recommend both internal and external inspection of this property to fully appreciate the accommodation provided.

DIRECTIONS

Travelling from Perkins George Mawer Market Rasen follow Queen Street to the traffic lights turning right onto Oxford Street then continuing out of Market Rasen along Linwood Road passing through the village of Linwood after a short distance bear left at the white house and continue to West Torrington turning left at the chapel onto Barkwith Road then the property can then be found on the right hand side identified by our for sale board.



ENTRANCE HALL/SUNROOM

12' 9" x 9' 3" (3.89m x 2.82m) off single level pitched roof design with part glazed entrance door, dual aspect windows, beams to ceiling, tiling to floor and further inner door to

KITCHEN

14' 3" x 16' 2" (4.34m x 4.93m) having windows overlooking the garden, tiling to floor, range of solid wood wall and base units incorporating sink unit, plumbing for dishwasher, brick inle nook containing inset Redfyre Oil fired stove with tiled splashbacks, understairs cupboard and beams to ceiling

UTILITY ROOM

9' 4" x 7' 4" (2.84m x 2.24m) with windows to rear elevation, part glazed side entrance door of cottage design, Worcester Bosch oil fired central heating boiler, plumbing for automatic washing machine, stainless steel sink unit, electric cooker point,, tiling to floor, base units and entrance to

BATHROOM

again with tiling to floor, window to rear elevation, part tiling to walls, extractor, corner styled shower unit with mains shower, panelled bath with shower mixer tap, low level w.c. pedestal hand washbasin and downlighters to ceiling

INNER HALLWAY

with stairs to first floor level, timber entrance door from garden area and access to

LOUNGE

16' 2" x 14' 9" (4.93m x 4.5m) with timber ceilings and beams, exposed fireplace with inset multi fuel stove on hearth with recessed cupboard to side, exposed brick work to one wall and door off to

STUDY

7' 2" x 6' 1" (2.18m x 1.85m) with window to rear elevation, downlighters to ceiling.

FROM LOUNGE

6' 1" x 3' 7" (1.85m x 1.09m) A further box room with window to front and an additional entrance door area from the garden containing cottage styled timber entrance door

FIRST FLOOR LANDING

leading to

BEDROOM ONE

with triple aspect windows, radiator, exposed brickwork to one wall with exposed brick fireplace and beams to ceiling

BEDROOM TWO

18' 4" x 18' 0" (5.59m x 5.49m) with window to rear elevation, exposed brick fireplace and chimney, recessed storage area and with beams

BEDROOM THREE

17' 4" x 7' 10" (5.28m x 2.39m) with window overlooking garden, radiator, exposed brickwork to one wall and with exposed chimney and overstairs cupboard

FROM LANDING AREA

is a w.c. with window to rear containing low level w.c. pedestal hand washbasin and radiator

OUTSIDE

19' 0" x 10' 0" (5.79m x 3.05m) The property stands in approximately 0.25 of an acre of lawned garden with additional cottage garden to the front of elevation and with pebbled driveway and parking area leading to garage styled annex.

ANNEX/GARAGE

This is a detached brick pitched roof construction comprising

GARAGE

19' 0" x 10' 0" (5.79m x 3.05m) with timber entrance door containing power and light.

STUDIO

22' 2" x 10' 0" (6.76m x 3.05m) accessed from rear garden through French doors with additional windows overlooking garden and having a cloakroom off with





window, hand washbasin, low level w.c. and hot water heater

FROM STUDIO AREA

a timber styled staircase leads to a

FIRST FLOOR OFFICE

20' 6" x 13' 6" (6.25m x 4.11m) with dual aspect windows, wooden panelling to walls and eaves storage areas

The main garden area being to lawn and overlooking fields and rural views to all aspects and contains small brick outbuilding



Tenure & Possession

Freehold

Vacant possession will be given on completion on the purchase.

Outgoings The property falls into Council Tax Band B payable to East Lindsey District Council, Guildhall, Marshall's Yard, Gainsborough DN21 2NA Tel: 01427 676676

Fixtures & Fittings

Only those items described within these sales particulars are included within the sale.

Viewing

Strictly through the Selling Agents at their Market Rasen office. Tel: 01673 843011

Opening Hours

Monday to Friday : 9 am to 5.15 pm - Saturday 9 am to 12.00 pm

Website

You will find a further selection of our properties if you log onto

www.perkinsgeorgemawer.co.uk

www.rightmove.co.uk

www.uklandandfarms.co.uk





**Local Authority
Council Tax Band
EPC Rating**

East Lindsey District Council
B
D

First Floor
Gross internal area: 95.1 m² (10239 ft²)



Drawings are for illustrative purposes only.
Produced using Quick Sketch 3.17.2w

Ground Floor
Gross internal area: 126.5 m² (13613 ft²)



Ancillary Building



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	56	
(39-54)	E		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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/tenants are advised to recheck the measurements.