



**CHAPEL LANE, SOUTH COCKERINGTON, LN11**  
**ASKING PRICE £450,000**







TES Property are delighted to offer for sale this attractive farm house set within large attractive gardens making up 0.4 of an acre (STS) with a range of outbuildings including a workshop, laundry room, log store and much more! This unique property is located in the popular rural village of South Cockerington, approximately four miles east to the market town of Louth. Internally this lovely home offers versatile living throughout with an open plan living area making up a sun room, office area and lounge leading into a dining kitchen, music room and conservatory. To the first floor there are three bedrooms, a play room, family bathroom and additional toilet. Mature gardens surround the property adding privacy and create a peaceful place to sit and relax.

Viewing is a must to appreciate all this wonderful property has to offer!



### **Entrance**

Part glazed entrance door into:

### **Entrance Lobby**

4'9" x 4'3"

Welcoming entrance with uPVC double glazed window to the rear, part glazed door to Music Room and door to boiler room with floor standing oil fired central heating boiler and pressurised water system.

### **Music Room**

16'7" x 9'6"

2 x uPVC double glazed windows to side, half glazed stained glass door into entrance lobby, radiator, beam to ceiling, spindle and balustrade staircase to upper floor and under stairs recess.

### **Dining Kitchen**

21'4" x 12'11"

uPVC double glazed window to front, bespoke wooden base units with oak worktops, inset Belfast sink with mono mixer tap, tiling to splashback and work areas, ceramic tiled floor, oil fired Aga double oven to Inglenook style tiled recess, cupboards to either side, recessed lighting over and to ceiling, space for fridge freezer, plumbing for washing machine, door to Music Room, sash window to stable style door to:-

### **Conservatory**

14'0" x 11'0"

uPVC double glazed conservatory, French style doors to side aspect, central heating radiator, power and light, ceramic tiled floor, with uninterrupted views of the gardens.

### **Living Area**

Split into three separate living areas with central staircase leading to the first floor.

### **Lounge**

11'6" x 12'4"

Cosy room with uPVC double glazed window to the front, timber ceiling beam, radiator and opening into the sun room. The focal point of the room is the innate nook style fireplace with tiled back and heavy timber beam over and Godin cast iron multi fuel stove to recess.

### **Sun Room**

5'9" x 17'2"

With decorative wood to the ceiling and staircase to upper floor. uPVC double glazed patio doors with side panels lead out to the rear garden.

### **Sitting/Office Area**

11'4" x 12'4"

With uPVC double glazed window to the front aspect, feature Victorian open fireplace, central timber ceiling beam, radiator and electric cupboard.

### **Landing**

With doors leading to bedrooms 1 and 2 and a radiator.

### **Bedroom 1**

12'5" x 11'4"

Dual aspect views via uPVC double glazed windows to the rear and side elevation, radiator, cammed ceiling, pedestal wash hand basin with tiled splashback and a door leading into the toilet.

### **Toilet**

3'7" x 2'9"

With w/c, loft access hatch and recessed downlighting to ceiling.

### **Bedroom 2**

12'5" x 11'6"

With uPVC double glazed window to the rear, radiator, cammed ceiling and door leading into bedroom 3.

### **Bedroom 3**

11'11" x 11'1"

With uPVC double glazed window to the rear, radiator, cammed ceiling, access to loft and 4 x built in wardrobes with access to Playroom.

### **Playroom**

14'9" x 6'9"

With uPVC double glazed window to the front, radiator, central timber beam to cammed ceiling with restricted headroom.

### **Landing 2**

Radiator, access to loft, spindle and balustrade staircase to music room and a door leading into the bathroom.

### **Bathroom**

7'5" x 11'10"

Attractive bathroom fitted with a four piece suite consisting of a roll top bath, close coupled w/c, pedestal wash hand basin, corner shower cubicle with direct feed shower. There is a uPVC double glazed window to the rear, feature panelling to half walls, chrome towel rail, extractor and door to shelving and storage cupboard.

### **Outside**

The property sits in a large plot of 0.4 of an acre STS.

### **Front Garden**

The garden is predominantly laid to lawn with hedging and fencing to boundaries with matures shrub borders, trees and flowerbeds with a gravelled area with oil storage tank. A concrete driveway provides ample off road parking with gates leading to further parking space if required.



Ground Floor





### **Side Garden**

The side garden consists of various outbuildings along with a paved patio area with an ornamental hand pumped well and leads to the rear garden.

### **Rear Garden**

Large rear garden laid to lawn with various areas, immediately to the rear of the property is a large paved patio with dwarf brick wall to the side, gate to the front and rear and a raised gravelled suntrap area with garden pond and external power. The rest of the garden is laid predominantly to lawn with patio area. It has a paved footpath to centre and side.

There is also a gravelled herb garden, vegetable garden, fruit garden and fruit trees including plum trees, pears and apples and a summer house. Further consisting of a chicken coop and run leading to a raised garden with greenhouse area and mature trees, shrubs and plans.

### **Outbuildings**

#### **Workshop**

6'11" x 9'6"

With fitted workbench, power and lighting.

#### **Garage/Store**

10'2" x 12'7"

With light and power, window to the side and entrance door.

#### **Coal & Log Store**

9'11" x 7'3"

Open fronted store with door leading to the laundry room.

### **Laundry Room**

8'2" x 10'11"

Useful space fitted with shelving and plumbing for washing machine, space for fridge freezer and tumble dryer. There is an entrance door, power and lighting.

### **Potting Shed & Gardener's Cloakroom**

10'9" x 9'7"

Entrance door with window to the side, wash hand basin and low flush w/c. A door leads into the greenhouse.

### **Greenhouse**

14'4" x 9'1"

Concrete base with underfloor irrigation system and heated beds. There is a door to the rear.

### **Services**

Mains water, drainage and electricity are understood to be connected with oil fired central heating. The agents have not tested or inspected the services or service installations and buyers should rely on their own survey.

### **Tenure**

The property is believed to be freehold and we await solicitors confirmation.

### **Brochure Prepared**

April 2025.

### **Council Tax**

East Lindsey District Council Tax Band D.

### **Viewings**

By prior appointment through TES Property office in Louth 01507 601633 admin.louth@tes-property.co.uk

### **Opening Hours**

Monday to Friday 9:00am to 5:00pm

Saturday 9:00am to 1:00pm



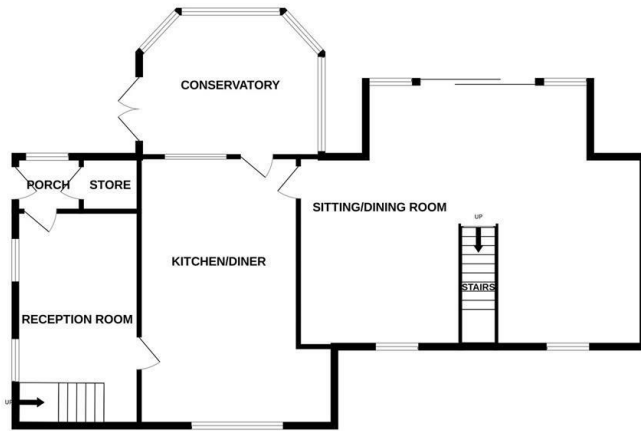


First Floor & Outside

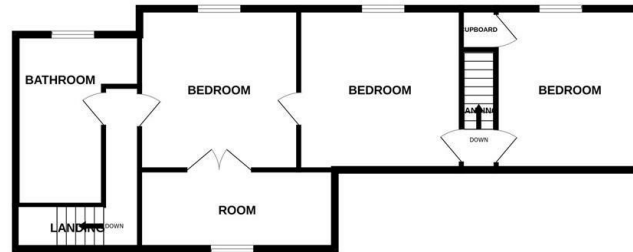




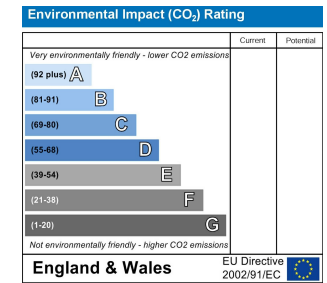
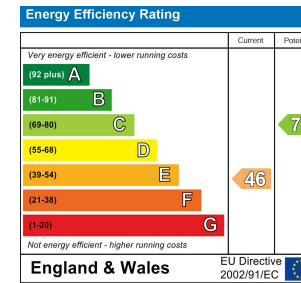
GROUND FLOOR



1ST FLOOR



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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