



Briar Rose Cottage Butt Lane Goulceby Louth LN11 9UP

£440,000

JOHN TAYLORS
EST. 1859

Set within a generous plot of approximately 0.4 acres, this impressive detached residence is nestled in a picturesque Lincolnshire Wolds village, ideally positioned between the popular market towns of Louth and Horncastle. Boasting a bright and contemporary interior, this beautifully presented home offers comfortable, energy efficient living with features including an electric air source heat pump heating system, solar panels with battery storage for enhanced energy efficiency, attractive well maintained gardens within a spacious plot offering privacy and tranquility.

Rooms

Front Entrance Porch

With composite double glazed front door with fan light over, uPVC double glazed windows, sandstone paved floor and uPVC double glazed inner door opening to:
6'3" x 3'9" (1.94m x 1.2m)

Entrance Hall

With radiator, under stair storage area, telephone point.

Lounge

This bright and spacious room comprises a fireplace housing a solid fuel stove with timber mantle shelf over, two radiators, uPVC double glazed bow window to front elevation, further uPVC double glazed windows to side and rear elevations, coved ceiling and ceiling rose. 20'9" x 12' (6.4m x 3.66m)

Cloak Room

With modern vanity sink unit, tiled splash backs and illuminated mirror over, close couple toilet with concealed cistern, radiator, uPVC double glazed window and built-in cloaks cupboard.

Kitchen Diner

This modern fitted kitchen comprises of wall and base cupboards and drawers, wood effect worktops over, integrated electric induction hob, oven and stainless steel extractor hood over, ceramic sink having mini sink and drainer board, tiled splash backs, integrated fridge freezer, kickboard lighting, radiator and under floor heating, uPVC double glazed bow window to front elevation and further uPVC double glazed window to rear elevation, integrated microwave, coved ceiling, walk-in pantry off with fitted shelving, uPVC double glazed door opening to: 20'9" x 12' (6.4m x 3.66m)

Conservatory

With uPVC double glazed windows and patio doors, polycarbonate pitched roof, brick base and tiled floor.
14'4" x 8'6" (4.41m x 2.65m)

Utility Room

With fitted cupboards and drawers, worktops over, stainless steel sink and drainer board, tiled splash back, plumbing for washing machine, radiator, tiled floor, pressurised hot water cylinder and Mitsubishi Electric Ecodan unit air source heat pump and control panel, glazed door opening to:
12'7" x 8'3" (3.88m x 2.55m)

Integral Workshop

Formerly the garage and now converted to a workshop and store & having a composite double glazed external door and uPVC double glazed side window, power and lighting, electric consumer unit, electric meter and Solis solar inverter . 18' x 8'8" (5.5m x 2.71m)

Stairs To First Floor Landing

With access to roof space, built-in airing cupboard having storage shelving and radiator, storage cupboards into the eaves space.



Bedroom 1

With uPVC double glazed window having views over the front garden, built-in wardrobes, radiator. Minimum width measurement. 13'1" x 9'8" (4m x 3m)

Bedroom 2

With uPVC double glazed window with views over garden, radiator. Maximum depth measurement. 11'9" x 10' (3.65m x 3.06m)

Bedroom 3

Currently used as an office & having a uPVC double glazed window, radiator. Maximum measurements. 12' x 6'5" (3.67m x 2m)

Bathroom

With 'P' shaped bath having mains fed rain shower and handheld shower combo over, as well as a glass shower screen, modern vanity wash basin, with mirrored cupboard over, close couple toilet, radiator, uPVC double glazed window, tiled flooring. 8'4" x 6'3" (2.58m x 1.95m)

Outside

Set within a beautifully maintained plot of approximately 0.4 acres, the gardens surrounding the property are a true delight. Thoughtfully landscaped, the outdoor space features shaped lawns, well stocked flower and shrub beds, and a range of semi mature trees, including fruit trees offering both colour and interest throughout the year. A timber summer house provides a perfect spot to relax and enjoy the tranquil surroundings, complimented by additional timber sheds and a glass greenhouse. The vegetable garden and ornamental pond add character and functionality, while a sandstone paved patio at the rear of the property creates an ideal area for alfresco dining and entertaining. Practical features include a cold water tap, a double carport, and a long gravel driveway that offers ample off-road parking.

Services

Properties understood have mains water, electricity and sewage treatment plant. Central heating is provided by an air source heat pump. There are also solar panels as well as a storage battery.

Broadband

We understand from the Ofcom website that standard broadband is available at this property with a standard download speed of 14 Mbps and an upload speed of 1 Mbps. Superfast broadband is also available with a download speed of 33 Mbps and upload speed of 6 Mbps. Ultrafast broadband available with download speed 1000 Mbps and upload speed of 1000 Mbps. Openreach and Quickline are the available networks.

Mobile

We understand from the Ofcom website there is 74% coverage from 02, 74% with EE, 62% with 3 and 72% coverage with Vodafone.

Tenure

The property is understood to be freehold.

Council Tax Band

According to the government online portal, the property is currently in Council Tax Band D.

Please Note

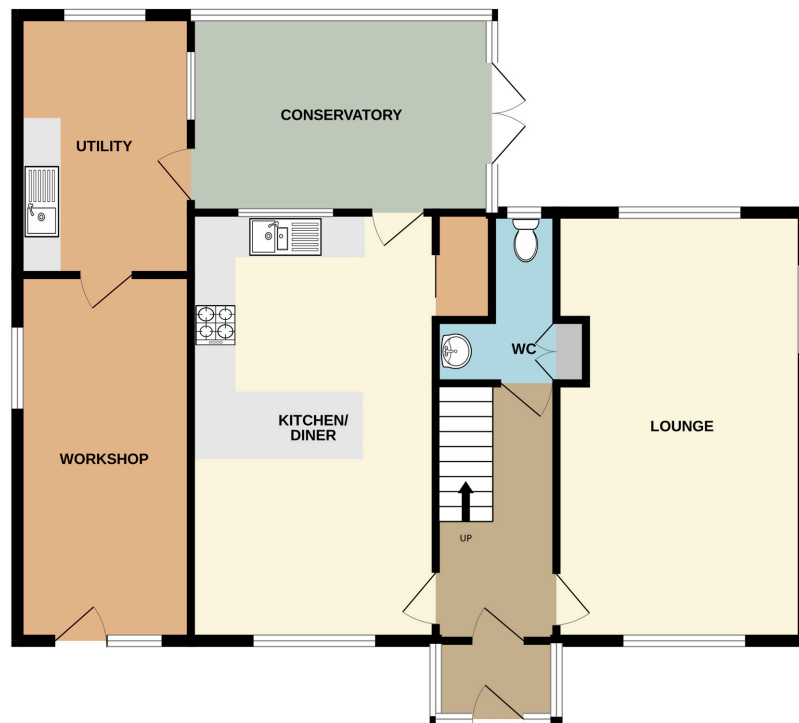
Prospective purchasers are advised to discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

Viewing Arrangements

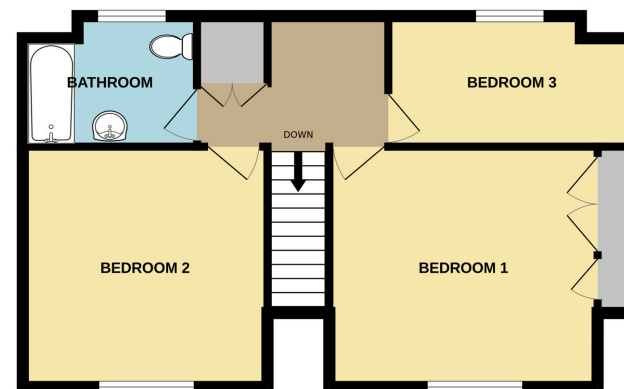
Viewing strictly by appointment only through our Louth office. Louth office open from Monday to Friday 9 am to 5 pm and Saturday to 9 am to 1 pm.



GROUND FLOOR
1040 sq.ft. (96.6 sq.m.) approx.



1ST FLOOR
514 sq.ft. (47.8 sq.m.) approx.



TOTAL FLOOR AREA : 1554 sq.ft. (144.4 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	71
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		