



# CHOICE PROPERTIES

*Estate Agents*

March Cottage ,

Theddlethorpe, LN12 1NN

Asking Price £550,000



Choice Properties proudly presents this exceptional opportunity. Set within approximately  $\frac{3}{4}$  of an acre, this beautiful three-bedroom detached cottage offers not only a charming home but also an exciting holiday business potential. The property includes two impressive glamping pods (which the seller is willing to remove if preferred) and a large workshop that could be converted into additional holiday accommodation, subject to the necessary permissions. Enjoying a peaceful countryside setting with open views across farmland, the property is ideally located just a short drive from some of Lincolnshire's most stunning sandy beaches. Early viewing is highly recommended to fully appreciate everything this unique property has to offer.

The property is set on a large plot measuring approximately 3/4 of an acre along with its large versatile workshop/ garage which is divided into 2 sections, one measuring 43' x 22', the other 22'2" x 19'5" (approximate). The main property has the benefit of LPG heating and UPVC Double Glazed windows and doors. The rear section of the Garage/ Workshop has a shower room and kitchen area along with electric storage heating. Internally the immaculate and well presented cottage accommodation consists of:-

## **UPVC Front Entrance Door to:**

### **Enclosed Porch**

5'8" x 3'10"

With door leading into :

### **Hall**

Doors to:

### **Lounge**

18'3" x 11'11"

Feature fireplace with dual fuel stove. Wall & centre lighting. Radiator. Power Points.

### **Kitchen/Diner**

18'3" x 11'8"

Modern fitted kitchen comprising of wall and base units with work surfaces over. Electric oven and hob with extractor hood over. Integral dishwasher. One & half bowl ceramic sink unit and drainer with mixer tap. Tiled floor. Part tiled walls. Under stairs storage cupboard. Power Points. TV Aerial Points. Spot lighting. Radiator. Double opening 'French' doors to the conservatory. Door to:

### **Utility Room**

12'5" x 6'8"

Fitted base units with work surface over. Stainless steel sink unit and drainer. Power Points. Tiled floor. Radiator. Plumbing for automatic washing machine. Spot lighting. UPVC Door to outside. Door to:

### **Shower Room**

6'6" x 4'5"

Consisting of shower cubicle with mains mixer shower, hand basin set in vanity unit and WC with push button flush. Tiled floor. Fully tiled walls. Radiator. Extractor fan. Radiator.

### **Conservatory**

11'10" x 11'4"

Measurements to widest points. Laminate flooring. 2 Radiators. Power Point. Double opening 'French' doors leading on to the garden.

### **Landing**

Radiator. Power Point. Doors to:

### **Bedroom 1**

11'10" x 10'8"

Radiator. Power Points. Storage cupboard. Cupboard with double opening doors housing 'Heatline' LPG combination boiler which supplies the central heating and domestic hot water.

### **Bedroom 2**

12' x 11'11"

Radiator. Power Points.

### **Bedroom 3**

11'1" x 5'10" (maximum measurements)

Radiator. Power Points.

### **Bathroom**

7'3" x 5'3"

Consisting of corner 'Spa' bath with mixer shower over. Hand basin set in vanity unit. Tiled floor. Part tiled walls. Extractor fan.

### **Separate WC**

4'4" x 2'9"

WC with push button flush.

### **Driveway**

Large, gravelled driveway providing ample parking space for multiple vehicles.

## **Outside**

The property is hedged to the front and sides. To the right of the property is a gravelled driveway edged by a low-level brick wall which leads to double opening 5 bar gates. Beyond the gates the gravelled driveway splits into two directions, the left leads to the rear of the property and straight on, the driveway leads up to the garage and workshop. To three parts of the property is a well-kept lawned garden that leads on to a paved patio area, enclosed by fence and gate, that surrounds the conservatory. Beyond the lawn and gravelled driveway is the land with a corrugated store/ shed to one side and the large garage/ workshop set in the bottom right. To the bottom left of the garden are two new additions - a pair of amazing glamping pods as well as the potential conversion of the large workshop into further holiday accommodation if required. PLEASE NOTE IF A FUTURE BUYER DOESN'T REQUIRE THE GLAMPING PODS THESE CAN BE REMOVED.

## **Dogs Kennel**

Timber built dog kennel with double glazed window, stable door, timber fenced surround, lawned area, patio area, gated entrance.

## **Garage/workshop**

Divided into 2 sections. The first section is approached via an electric roller shutter door and measures 43' x 22' (approx.) This has power and lighting along with plumbing for an automatic washing machine. To the right-hand side wall is a further manually operated roller shutter door. UPVC side access door. A further internal door leads to the second section measuring 22'2 x 19'5" (approx.) This has power and lighting. Electric storage heating. Kitchen area set to one corner and separate shower room with shower cubicle, hand basin and WC. UPVC door to outside.

## **Tenure**

Freehold

## **Council Tax Band**

Local Authority - East Lindsey District Council,  
Tedder Hall,  
Manby Park,  
Louth.  
LN11 8UP  
Tel. No. 01507 601 111  
Website: [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band C

## **Viewing Arrangements**

Viewing by Appointment through Choice Properties, 16 South Market Place, Alford, Lincolnshire. LN13 9AE. Tel 01507 462277. Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

## **Making an Offer**

If you are interested in making an offer on this property, please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current utility bill. If you are travelling from afar, we would advise bringing this documentation with you just in case this home is perfect for you. We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors' details, as this helps us to start the transaction quickly for you.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.









Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
1140 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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# Directions

From our Mablethorpe office head North along Victoria Road to the traffic lights, turn left onto the High Street (A52) and head out of town. After you have passed the petrol station turn right at the crossroads onto the A1031 towards Theddlethorpe. Continue along this road for 2½ miles and March Cottage can be found just as you enter the village of Theddlethorpe St Helen on the right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		36	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

