



## HOPE COTTAGE

31 High Street, Luddington, Scunthorpe, Lincolnshire DN17 4QP

- Three Bedroom Detached Cottage with Many Traditional Features
  - Open Views To Rear
- Superb Plot with Timber Stables, Tack Room, Hay Store, Garage and Workshop
  - Possibility of Renting Field to Rear of Property

REF AR/SH/5457

**RURAL**  
**SCENE**

Equestrian | Smallholdings  
Residential | Farms | Lifestyle

## GENERAL AND SITUATION

Approximate Distances:  
Goole 6 miles • Scunthorpe 10 miles  
Doncaster 24 miles  
M1 80 Interchange 12 miles

A well presented three bedroom detached cottage with many traditional features set in large gardens with stables and outbuildings

The property is currently used for private equestrian purposes and the current vendor rents the adjoining field for her ponies from a local farmer and it is believed this arrangement maybe possible for the new purchaser subject to negotiations.

The property is situated on the Isle of Axholme in the village of Luddington which has a church and a primary school. Wider ranges of shopping facilities and amenities are provided by Goole and Scunthorpe or further afield in Doncaster.

## THE RESIDENCE

A three bedroom detached cottage with Calor Gas central heating and UPVC double glazing. There is the following accommodation with approx. sizes:

### Ground Floor

**Entrance Porch** spot lighting and door to outside

**Lounge** 12'1 x 14'9 (about 3.6m x 4.5m) radiator, stairs up to first floor accommodation, double glazed window to front, coving to ceiling, ceiling rose, multi-fuel burner with above mantel, UPVC double glazed door to porch

**Kitchen** 8'11 x 13'7 (about 2.7m x 4.1m) a range of wooden wall and base mounted units with work surfaces, integrated electric oven and hob with extractor over, single bowl sink, mixer tap, tiled splashbacks, tiled flooring, radiator, window to front, space for freestanding fridge freezer

**Utility Room** 7'4 x 7'10 (about 2.2m x 2.4m) plumbing for automatic washing machine, one and a half bowl stainless steel sink unit, mixer taps, wall mounted gas boiler, wall and base mounted units with worksurfaces, tiled flooring, tiled splashbacks, radiator

**Bathroom** three piece suite comprising pea shaped bath with shower off taps, hand wash basin, WC, tiled flooring, tiled walls, UPVC double glazed window, extractor, spotlighting, heated towel rail.

### First Floor

**Landing** UPVC double glazed with window to Juliet style balcony, radiator, doors leading to three bedrooms and shower room.

**Bedroom One** 12'3 x 12'1 (about 3.7m x 3.6m) fireplace, UPVC double glazed window, radiator

**Bedroom Two** 9'4 x 11'5 (about 2.8m x 3.4m) window, dado rail, radiator

**Bedroom Three** 9'7 x 7'5 (about 2.9m x 2.2m) UPVC double glazed window, coving to ceiling, radiator

**Shower Room** three piece suite comprising electric shower in cubicle, hand wash basin, WC, part tiled walls, tiled flooring, heated towel rail, UPVC double glazed window

## OUTSIDE, OUTBUILDINGS & LAND

**Garage** c.17' x 17'4 (about 5.2m x 5.3m) timber construction, power and lighting, accessed via block paved driveway providing vehicle parking

**Attractive Larger Than Average Sized Garden** well maintained and largely laid to lawn with pebbled borders planted with shrubs, enclosed by panel fencing and benefitting from sunny views to the rear over the open farmland.

To the side of the property, there is a **Timber Stable Block** and adjoining **Tack Room**

**Stable One** c.9'6 x 9'10 (about 2.9m x 3.0m)

**Stable Two** c.9'6 x 10'5 (about 2.9m x 3.1m)

With adjoining **Tack Room / Feed Room**

**Timber Feed Store / Shed** 12'2 x 12'6 (about 3.6m x 3.8m)

Second vehicle access with potential for construction of a rear driveway / second driveway

## ADDITIONAL LAND

There is a potential possibility of renting the field behind the property from the local Farmer

## LOCAL AUTHORITY

NORTH LINCOLNSHIRE COUNCIL

Tel: 01724 297000

Council Tax Band **A**

## SERVICES

MAINS ELECTRICITY, WATER AND DRAINAGE; HEATING; CALOR GAS MAXI BOILER TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)  
Energy Rating **F**

## DIRECTIONS

From the B1392 proceed onto Eastoft Road, taking a left turn onto High Street from the B3192. Continue along High Street, past the village hall where the property can be found on the left hand side identified by our For Sale Board

## VIEWING

Strictly by appointment only with the Agents

**RURAL SCENE - TEL 01264 850700**

## PRICE GUIDE

**£ 190,000**

# RURAL SCENE

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*N.B. These details are a general guideline for intending purchasers and do not constitute an offer of contract. Rural Scene have visited **Hope Cottage** but NOT surveyed or tested any of the appliances, services or systems in it, including heating, plumbing, drainage etc. The vendors have checked and approved the details, however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any Planning, Rights of Way and all other matters relating to it.*



