



HIGHFIELD COTTAGE

COVENHAM ST BARTHOLOMEW, LOUTH, LN11 0PD
WITH 0.93 ACRE OF LAND & OUTBUILDINGS

Selling Agents
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GENERAL REMARKS & STIPULATIONS

Location

Highfield Cottage is situated on the north side of Grange Lane, approximately half a mile to the north-east of Covenham St Bartholomew, within the East Lindsey District of Lincolnshire. The market town of Louth sits approximately eight miles to the south and the town of Grimsby is located approximately twelve miles to the north.

Introduction

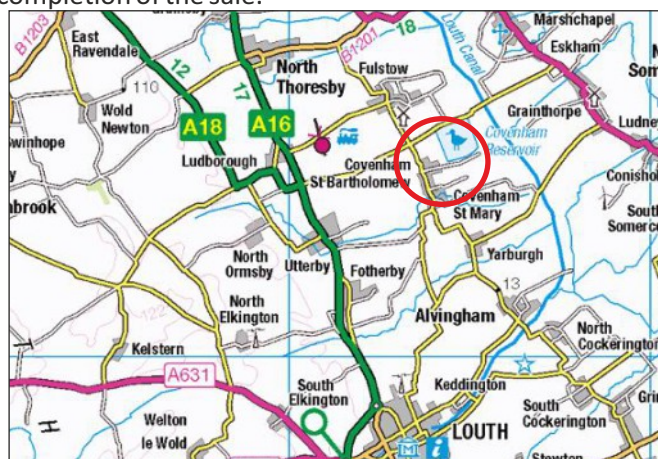
Highfield Cottage offers a rare opportunity to purchase a three bedroom detached cottage and outbuildings, along with 0.932 acre (0.38 hectare), or thereabouts, of land, providing the potential for equestrian and other purposes. The Cottage comprises; three bedrooms, a bathroom, two reception rooms and a kitchen, equating to an approximate total floor area of 91 square metres. The Cottage requires a full refurbishment.

Outside

The Cottage comes with a variety of both traditional and pre-fabricated outbuildings, which have the potential use for a range of purposes.

The Land

The land totals approximately 0.932 acre (0.38 hectare). The prospective Purchaser(s) will be obliged to erect a timber post and four-rail fence along the western boundary within 6 months of completion of the sale.



Services

The Property benefits from oil-fired central heating, mains electricity, and foul drainage is connected to a septic tank. The Property is currently supplied with water from a private borehole. Any Purchaser will be responsible, at their own cost, for installing a new independent borehole water supply to serve the Property.

Local Authority

East Lindsey District Council.
Council Tax Band B - 2025/2026 - £1,690.74

Energy Performance Certificate (EPC)

The EPC rating is 'E'.

VAT

The sale is agreed on a VAT exclusive basis and the Purchaser(s) shall indemnify the Vendor for any VAT, which may subsequently be payable.

Viewing

The Cottage may be viewed by prior appointment with the Selling Agents on 01652 653669.

Method of Sale

The Cottage is offered for sale by Private Treaty with a Guide Price of £295,000.00. Interested parties are invited to speak to Cecilie Lister of the Selling Agents on 07733 706292 or contact the office on 01652 653669 to discuss their interest.

Important Notice

DDM Agriculture for themselves and the Owner of this property, whose agents they are, give notice that:

- (i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
- (ii) The Purchaser(s) must rely on their own enquiries by inspection or otherwise on all matters including BPS or other consents.
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