



Hawthorn Cottage Marsh Road, Holbeach Hurn, Holbeach, PE12 8JT

£350,000

- Wrap around plot
- Semi rural setting
- Field views to front
- Recently undergone renovating
- Large outside shed
- Three reception rooms
- Character and charm
- Great flowing layout
- Garage to side
- Register with Ark for all new listings

Situated in a semi-rural village, this beautifully renovated cottage offers an exceptional amount of space and character. Enjoying lovely field views to the front, this property truly stands out from others in the area.

The ground floor offers a fantastic flowing layout, with three versatile reception rooms and a generous, sociable kitchen that forms the heart of the home. There is a real sense of space throughout, making it ideal for both everyday family living and entertaining.

Occupying a generous plot, the garden has been thoughtfully divided into several distinct areas, offering plenty of potential for relaxation, entertaining and outdoor enjoyment.

It is difficult to fully appreciate everything this wonderful property has to offer from the photographs alone, so an internal viewing is highly recommended.

Entrance Porch

Double doors opening to side. Window to rear. Door opening to entrance hall.

Entrance Hall 7'10" x 8'10" (2.40m x 2.71m)



Entrance door to side. Stairs to first floor landing. Wooden flooring. Under stairs storage cupboard.

Lounge 10'3" x 12'2" (3.13m x 3.73m)



Window to front and side. Feature fireplace with brick fireplace with log burner. Wooden flooring.

Sitting Room 10'3" x 12'5" (3.13m x 3.81m)



Window to front and side. Feature fireplace with fire and surround. Wooden flooring.

Dining Room 7'10" x 12'4" (2.41m x 3.78m)



French doors to side. Wooden flooring.

Kitchen/Breakfast Room 8'0" x 26'0" (2.46m x 7.93m)



Windows to side. Sky lights. Matching wall and base units. Range master cooker with extractor hood over. Sink unit with drainer and mixer tap. Tiled splash back. Space and plumbing for dishwasher. Built in fridge/freezer. Vertical radiators. Wooden flooring.

Utility Room 8'0" x 5'10" (2.46m x 1.78m)

Window to side. Hot water cylinder. Boiler. Toilet.

Bathroom 8'5" x 6'1" (2.58m x 1.86m)



Window to side. Roll top bath with taps and telephone style mixer shower. Wash hand basin. Tiled splash backs. Toilet. Radiator. Tiled flooring.

First Floor Landing

Doors to bedrooms and shower room.

Bedroom 1 10'5" x 12'8" (3.19m x 3.87m)



Window to front. Radiator. Wooden flooring.

Bedroom 2 10'4" x 12'4" (3.17m x 3.78m)



Window to front. Radiator. Wooden flooring.

Bedroom 3 8'2" x 12'8" (2.49m x 3.87m)



Window to rear. Radiator.

Shower Room 8'0" x 8'9" (2.46m x 2.68m)

Window to rear. Corner shower with shower unit. Wash hand basin set in vanity unit. Toilet. Wooden flooring.

Outside

The garden is enclosed by timber fencing. Lawn area. Patio area. Establish bushes and trees.

Garage 9'3" x 18'9" (2.84m x 5.74m)

Vehicular door to front. Window and pedestrian door to side.

Workshop 9'7" x 19'0" (2.93m x 5.80m)

French doors to front.

Property Postcode

For location purposes the postcode of this property is: PE12 9JT.

Additional Information

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

Anti-money Laundering (AML) Checks

If you wish to proceed with an offer on this property, we are required under HMRC regulations to carry out anti-money laundering (AML) checks for all prospective buyers and sellers. We take this responsibility seriously and ensure that all checks are conducted securely and in line with current guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on our behalf. Once an offer has been accepted (subject to contract), Coadjute will send you a secure link to complete the biometric identification checks electronically.

Please note that a non-refundable fee of £27 + VAT per person applies for this service, with payment processed directly through Coadjute.

These AML checks must be completed before we are able to issue the memorandum of sale to the

solicitors confirming the transaction. If you have any questions regarding this process, please do not hesitate to contact our office.

Verified Material Information

Tenure: Freehold

Council tax band: B

Annual charge: No

Property construction: Brick built

Electricity supply: Eon

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Cesspool

Heating: Oil central heating

Heating features: No

Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.

Mobile coverage: As stated by Ofcom, Indoor - EE is Likely over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and Data. Vodafone is Limited over Voice and Data.

Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Driveway and Single Garage

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Surface water - low. Rivers and the sea - medium. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.

Coastal erosion risk: No

Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: E49

Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

Offer Procedure

Please note: before an offer is agreed on a

property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

Referral & Fee Disclosure

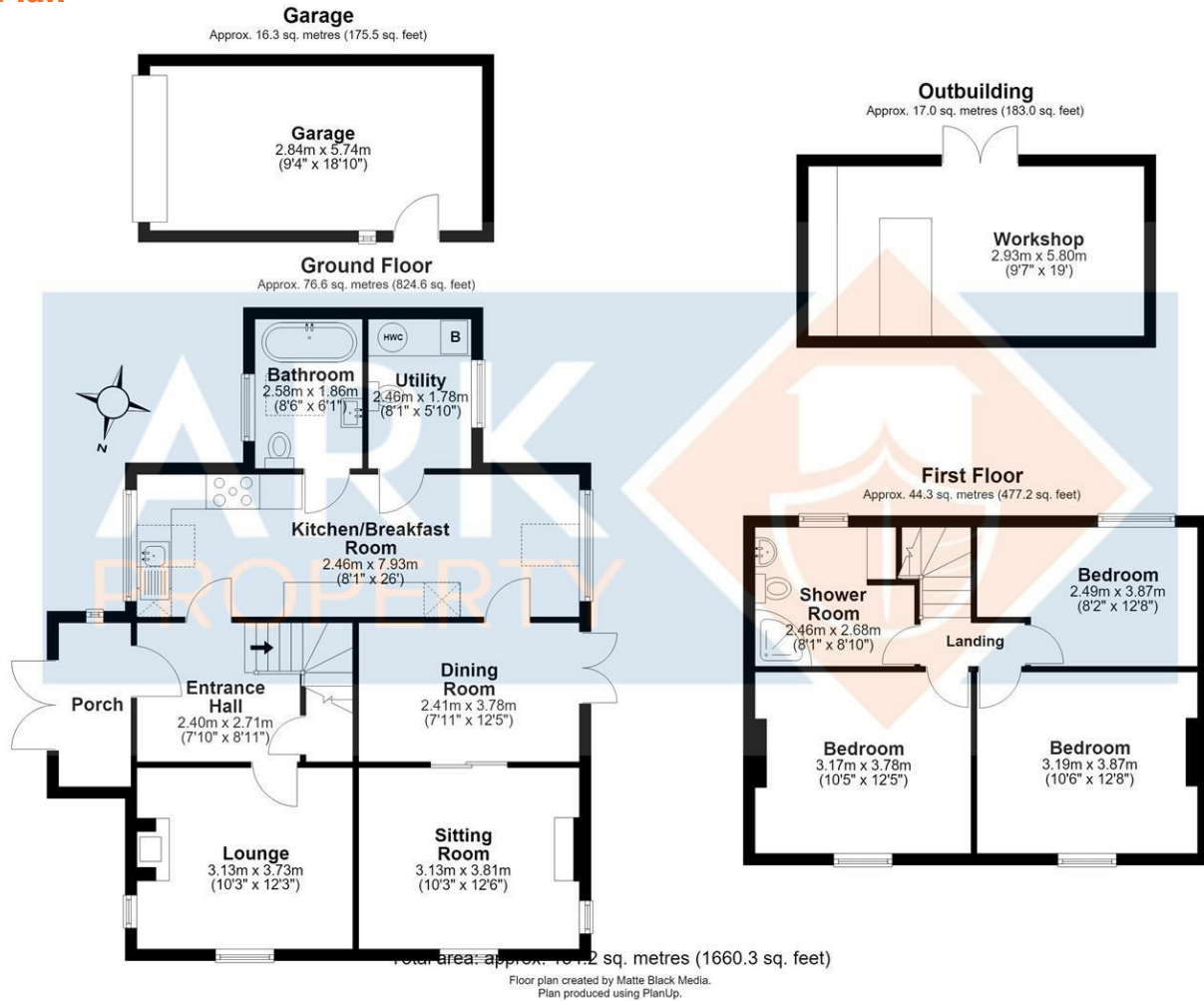
We can also offer full Financial and Solicitor services.

We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive a referral fee of between £100 and £250. We only work with firms we trust to deliver high-quality advice and good value. You are free to use any solicitor or mortgage advisor you choose, but we hope you find our recommended panel competitive and helpful.

Disclaimer

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

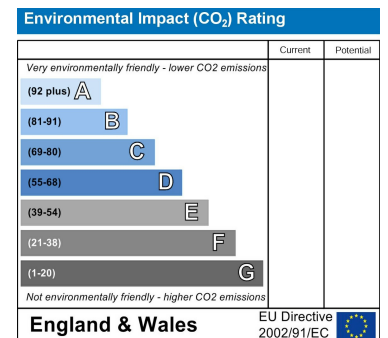
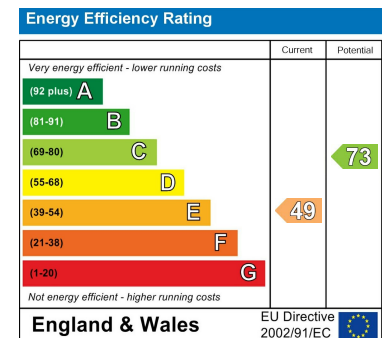
Floor Plan



Area Map



Energy Efficiency Graph



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