

## 12 Mill Drove South, Cowbit, PE12 6FS

**£375,000**

- Beautiful one off extended cottage
- Five bedrooms
- Outbuildings
- Large plot
- Ample off road parking with carport
- Stunning quirky interior
- Balcony to main bedrooms
- Four reception rooms
- Village setting
- Abundance of character and charm throughout



Looking for Something Spacious, Quirky, and Truly Unique?

Tucked away in a charming village setting, this stunning five-bedroom cottage is packed with personality and absolutely full of character. If you're after a one-of-a-kind home with real heart, look no further, this is the one you've been waiting for.

From the moment you step inside, you'll fall in love with the quirky details and thoughtful layout that give this property such a special feel. The current owners have created a beautiful flow throughout, making it not just a house, but a true home.

Upstairs, you'll find five generously sized bedrooms, with the standout being the main bedroom which opens out onto its very own balcony, the perfect spot for your morning coffee or evening wind down,

This is a property you really need to experience in person to fully appreciate. So don't just scroll through the photos — book your viewing today and come see what makes this home so amazing.

#### **Entrance Porch 5'6" x 11'3" (1.68m x 3.45m)**



Wooden door to front. Tiled floor - Handy space for shoes and wellies before entering the main property

#### **Entrance Hall 6'10" x 11'10" (2.09m x 3.61m)**



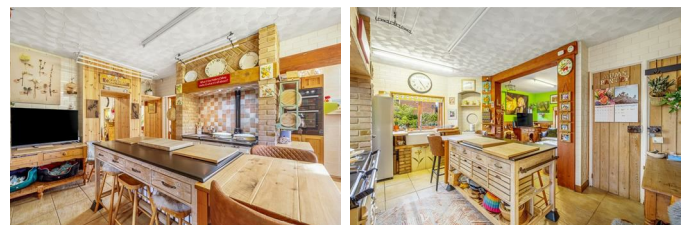
Door leading from entrance porch. Door leading to snug. Wood effect flooring and little nook to hide coats

#### **Snug 10'11" x 12'0" (3.34m x 3.68m)**



UPVC window to front and side. Radiator. Wood flooring. Wooden panelling to walls. Brick built feature fireplace with log burner.

#### **Kitchen 10'10" x 17'10" (3.31m x 5.46m)**



UPVC window to side and rear. Velux window to rear. Tiled flooring. Space for free standing oven. Aga (negotiable). Tiled splash backs. Free standing



island. Space for American fridge freezer. Belfast sink with adjustable mixer tap over. Hotpoint eye level oven and grill. Plumbing and space for dishwasher. Understairs storage cupboard with storage.

**Dining Room 10'10" x 17'9" (3.31m x 5.43m)**



Window to sun room. Door to Utility. Understairs cupboard. Tiled flooring. Stairs to first floor. Wooden dealing to walls. Radiator. Opening to snug.

**Snug 10'11" x 11'11" (3.34m x 3.64m)**



UPVC window to front with shutters. Radiator. Carpeted. Feature fireplace with log burner and tiled surround.

**Sun Room 8'6" x 17'0" (2.61m x 5.20m)**



French doors with glazed side panels and side windows leading to outside seating area. False wooden beams to ceiling. Tiled flooring.

**Shower Room**



UPVC window to rear. Fully tiled walls. Tiled floor. Shower unit. Extractor fan.

**Outside Seating Area 7'4" x 19'2" (2.24m x 5.85m)**



Purpose built seating area. Timber constructed with perspex roof. Astro turf and tiling to floor.

**Utility Room 8'6" x 5'7" (2.61m x 1.72m)**



Velux window to side. Worktops with space and plumbing for washing machine under. Space for tumble dryer. Belfast sink. Tiled flooring.

**Boiler Room 4'11" x 4'5" (1.51m x 1.36m)**

Housing boiler and hot water cylinder. Tiled flooring.

### Cloakroom

Toilet. Fully tiled walls. Tiled flooring.

### Bathroom 11'4" x 11'0" (3.46m x 3.37m)



UPVC doors to rear. Bath with shower attachment over. Fully tiled walls. Wood effect flooring. Wash hand basin set in vanity unit. Heated towel rail.

### First Floor Landing 4'6" x 8'9" (1.38m x 2.68m)



### Bedroom 10'11" x 10'11" (3.34m x 3.34m)



UPVC window to front with window shutters. Velux window to front. Radiator. Carpeted. Feature fireplace.

### Bedroom 10'11" x 8'7" (3.34m x 2.63m)



UPVC window to rear. Radiator. Carpeted. Feature fireplace.



**Bathroom 7'2" x 8'8" (2.20m x 2.66m)**



Velux window to rear. Fully tiled walls. Tiled flooring. Jacuzzi bath with shower attachment over. Toilet. Bidet. Wash hand basin. Heated towel rail. Wall heater. Extractor fan.

**Hallway 4'5" x 8'11" (1.37m x 2.73m)**

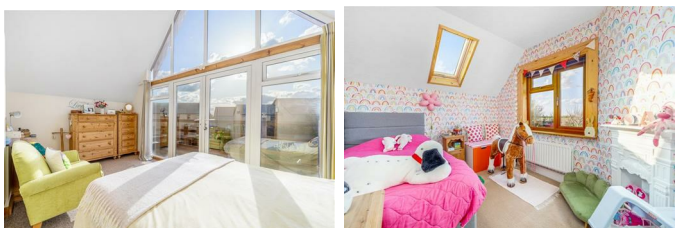
Radiator. Carpeted. Large storage cupboard with velux roof light, shelving and heated towel rail.

**Dressing Room 7'4" x 8'11" (2.26m x 2.73m)**



Carpeted.

**Bedroom**



UPVC picture window and French doors to rear opening onto the balcony (1.76m x 5.20m).

Vaulted ceiling with spot lights. Vertical radiator. Air conditioning unit.

**Bedroom 11'0" x 8'6" (3.37m x 2.60m)**

UPVC window to side. Velux window to rear. Radiator. Carpeted. Feature fireplace.

**Bedroom 11'1" x 12'2" (3.39m x 3.73m)**



UPVC window to side. Velux window to front. Radiator. Carpeted. Feature fireplace.

**Outside**



Rear: Enclosed by timber fencing. Large patio area wrapping around the garden. Lawn area. Gated access to the front of the property. Enclosed patio area. Greenhouse. Trees and shrubs. Raised flower borders. Summer house ideal for storage.

**Workshop 18'8" x 20'9" (5.70m x 6.33m)**

Double timber doors opening into the workshop space.

**Garage**

**Property Postcode**

For location purposes the postcode of this property is: PE12 6FS

**Additional Information**

PLEASE NOTE:

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

### 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: Mains  
 Heating: Gas central heating  
 Heating features: Log burner  
 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 but None over 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  
 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:  
 Coalfield or mining area: No  
 Energy Performance rating: D63

### 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

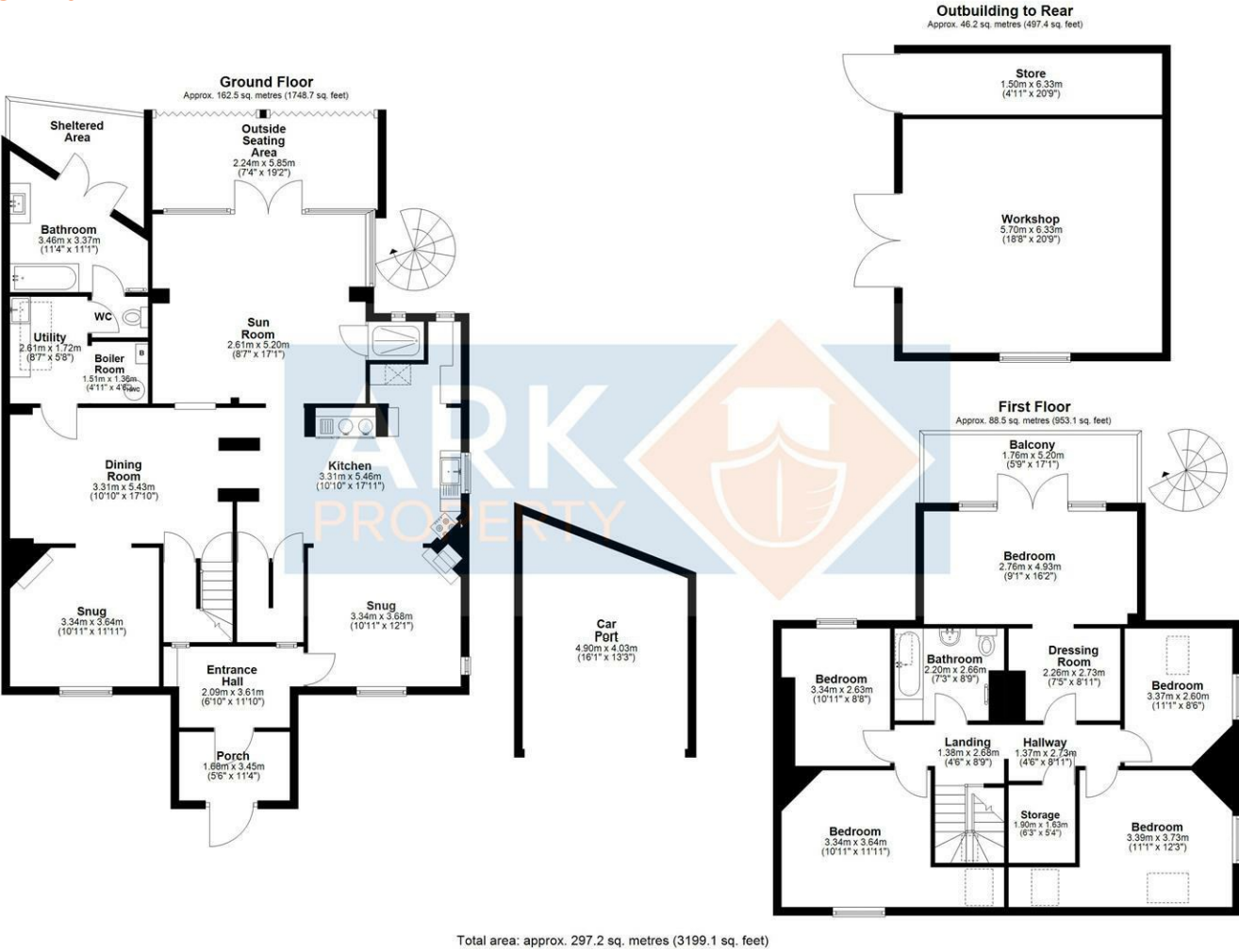
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

### 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 firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

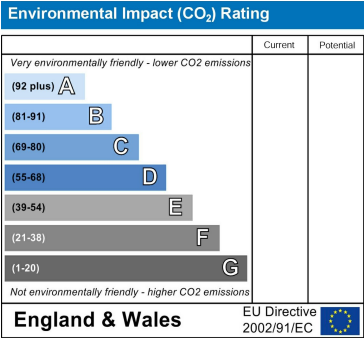
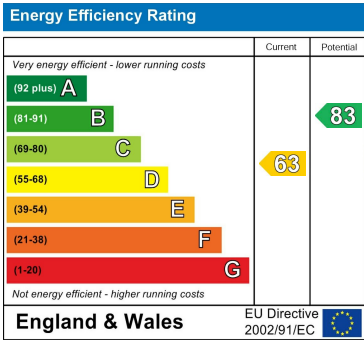
Floor Plan



Area Map



Energy Efficiency Graph



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6 New Road, Spalding, Lincolnshire, PE11 1DQ  
Tel: 01775 766888 Email: [info@arkpropertycentre.co.uk](mailto:info@arkpropertycentre.co.uk) <https://www.arkpropertycentre.co.uk>

