BRADLEY JAMES

ESTATE AGENTS









Vine Cottage, 3 East Lane, Morton, Bourne, Lincolnshire, PE10 0NW

- Four bedrooms including the annex
- 300 years old
- Four reception rooms
- Exposed beams and stone walls inside
- Outside bar, covered hot tub area
- Self contained one bedroom annex with it's own kitchen
- Renovated in the past 6 years
- Lounge and dining room with open fire places
- Workshop with power
- Beautiful village setting

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GUIDE PRICE £650,000-£675,000

Bradley James Estate Agents welcomes you to the charming village of Morton, Bourne. This delightful detached cottage boasts a rich history, having been built over 300 years ago. The property has been thoughtfully modernised while retaining its beautiful character, making it a perfect blend of old-world charm and contemporary living.

Inside, you will find three inviting reception rooms, two featuring cosy open fireplaces that create a warm and welcoming atmosphere. The refitted kitchen is a true highlight, complete with a central island and a range cooker that complements the cottage's historic appeal. The exposed beams and stone walls add to the character, while the downstairs utility room provides practicality. A luxurious four-piece bathroom suite completes the ground floor.

The main cottage offers three spacious bedrooms, while a self-contained annex provides an additional large bedroom with its own kitchen, lounge diner, and en-suite shower room, making it ideal for guests or as a private retreat.

Outside, the property is equally impressive, featuring ample parking for up to six vehicles, a garage workshop with power, the front garage door can be reinstated if access is required. The garden is perfect for entertaining, with a bar and a covered hot tub area, providing a serene space to unwind.

Morton is a picturesque village, offering lovely countryside walks right on your doorstep. Local amenities, including a pub and a Co-op with a post office, are within walking distance, and excellent road links connect you to Grantham, Sleaford, and Bourne.

This property is a must-see to truly appreciate the generous and versatile accommodation that is on offer. Book your viewing today and see the enchanting village setting that's on your doorstep.

4 2 4

Council Tax Band: D







Entrance Hall
Solid wood front door into the entrance hall, which has the first staircase and has stairs leading to the first floor accommodation where there are two bedrooms.

Lounge
13'4 x 13'1
UPVC double glazed window to the front with a window seat, open fireplace, radiator, power points, telephone points, wall lights and an under stairs storage cupboard which is large enough to have a work from home desk.

Dining Room
13'7 x 13'4
UPVC double glazed window to the front with window seat, radiator, power points, exposed beam, wall lights and open fireplace.

Kitchen Breakfast
19'4 x 13'8 max
UPVC double glazed window to the front and the rear, base and eye level units with work surface over, integrated double Range with double oven and grill and a five burner gas hob, inset working bread oven, sink and drainer with mixer taps over, integrated dishwasher, integrated fridge, integrated wine cooler, centre island, exposed beams, power points, telephone point, tiled splashbacks, wooden door going onto the rear garden, under stairs storage cupboard and a door leading to the second staircase where bedroom three can be found.

Utility Boot Room
11'8 x 6'1
Base and eye level units with work surface over, space and plumbing for washing machine, space and point for American fridge freezer, power points, skimmed ceiling with inset spotlights and an internal door through to self contained annex and another door to the downstairs four piece bathroom suite.

Cloakroom
Two UPVC obscured double glazed windows to the front, separate shower cubicle which is fully tiled with an electric shower, corner panel bath with mixer taps over, WC with push button flush, vanity wash hand basin with mixer tap over and storage cupboards and drawers beneath, skimmed ceiling with inset spotlights and extractor fan.

Hallway
UPVC obscured double glazed window to the rear, a featured exposed stone wall with exposed beans, radiator, power points and skimmed ceiling with inset spotlights.

Snug
9'7 x 9'3
UPVC double glazed French doors onto the garden, radiator, power points, TV points, loft hatch and skimmed ceiling with inset spotlights.

Annex Kitchen
14'3 x 7'4
UPVC double glazed window to the front, base and eye level units with work surface over, sink and drainer with mixer taps over, space and plumbing for washing machine, space and plumbing for dishwasher, space and point for American fridge freezer, separate fuse box, radiator, power points and breakfast bar.

Annex Lounge Diner
16'0 x 15'1
Two UPVC composite obscured double glazed windows to the front, radiator, power points, skimmed ceiling with inset spotlights and a door to the bedroom, dressing area and ensuite.

Annex Bedroom
13'2 x 9'1
UPVC double glazed window to the side, wall mounted radiator, power points, skimmed ceiling with inset spotlights and walk-in dressing cupboard with shelving.

Annex En-suite
UPVC obscured double glazed window to the front, walk-in shower cubicle with electric shower, vanity heritage wash hand basin with taps over and storage cupboard beneath, WC, double shaver point and skimmed ceiling with inset spotlights.

Bedroom 1
13'0 x 11'7
UPVC double glazed window to the front with window seat, radiator, power points, loft hatch, two built-in wardrobes and a door to the ensuite cloakroom.

Bedroom 1 En-suite Cloakroom
WC with push button flush, vanity wash hand basin with mixer taps over with storage cupboards and drawers beneath, exposed stonework, inset shelving, skimmed ceiling with inset spotlights and shaver point.

Bedroom 2
13'1 x 11'1
UPVC double glazed window to the front, window seat, radiator, power points, TV points, skimmed ceiling and two built-in double wardrobes. (Measurement doesn't go into the wardrobes).

Bedroom 3
15'2 x 13'6
Second staircase halfway up, there's a wall mounted gas boiler and this leads to bedroom three, UPVC double glazed window to the front, radiator, power points, exposed beams, restricted head height and built-in wardrobe.

Outside
There is a picket fence and a five bar gate which opens up to a vast amount of gravel of parking space for a caravan and motorhome if required, outside lights, a separate lockable gate leading to the enclosed garden. The garden is enclosed by panel fencing, it is predominantly laid to lawn, there is a patio seating area with pergola and outside lights off of the kitchen, outside bar, outside store sheds, outside tap, outside power points, another shed, decking seating area in the corner with a gazebo with enclosed roof and a hot tub.

Garage Workshop
31'3 x 10'3
Power and lighting connected, double doors to the side, a wooden window to the side and you can reinstate the garage door to the front, there are also power points to front of the garage.





















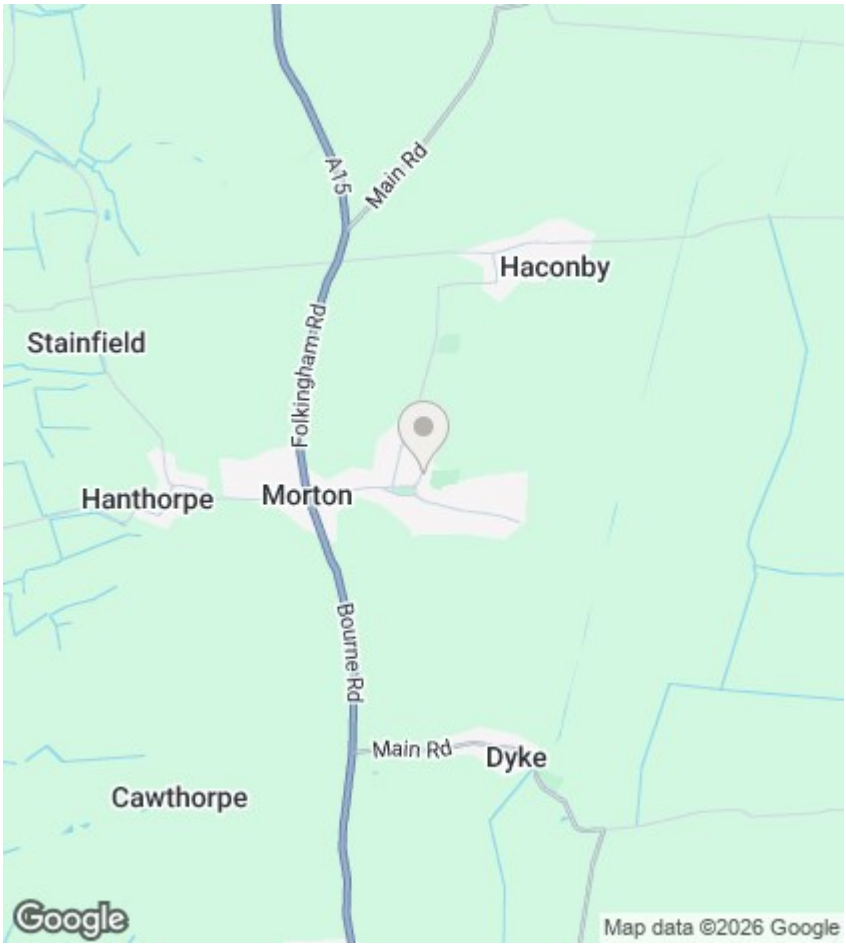








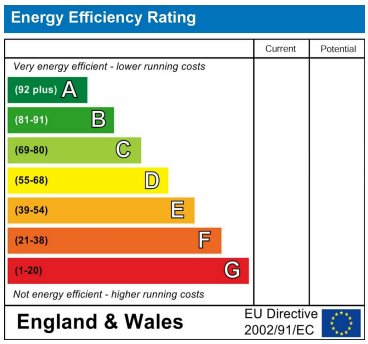


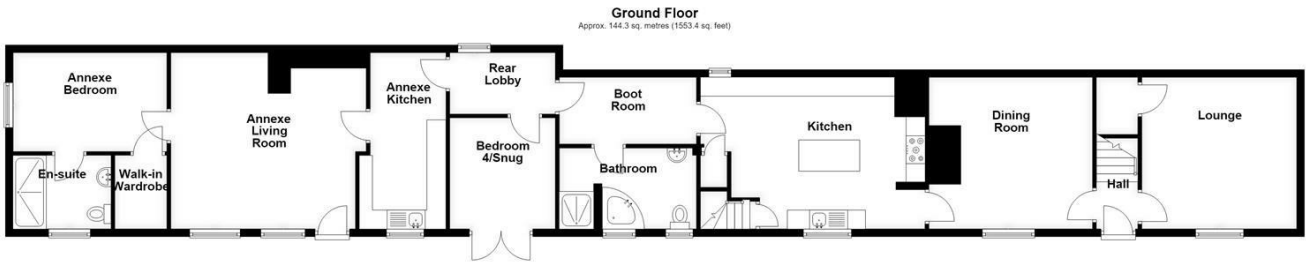


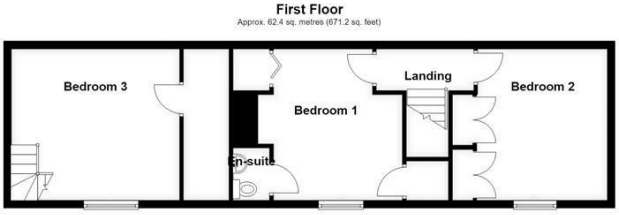
Viewings

Viewings by arrangement only. Call 01775 233130 to make an appointment.

EPC Rating:







Total area: approx. 206.7 sq. metres (2224.5 sq. feet)

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