


42 Dove Cottage, East End, Langtoft PE6 9LP
£650,000


*** ANNEXE AND POTENTIAL BUILDING PLOT *** This immaculate and truly unique detached cottage offers a perfect blend of character charm and modern comfort, with the added benefit of a self-contained annexe. The main cottage features an entrance hall with a utility area, a stylish downstairs shower room, a cosy lounge with a log burner and French doors opening onto the garden, a second living room with a further log burner, and a stunning kitchen/diner complete with mosaic tiled flooring, Belfast sink, and integrated dishwasher. Upstairs, there are two generously sized double bedrooms. The second bedroom benefits from built-in wardrobes and a storage cupboard, while the impressive principal bedroom boasts exposed beams and a luxurious en-suite with a freestanding roll-top bath and twin sinks. The attached annexe offers flexible living arrangements and is currently run as a successful Airbnb. It comprises two bedrooms, one with French doors to the garden, a kitchen, and a comfortable living area. A door formerly connected the cottage to the annexe, offering potential for reinstatement if desired. Externally, the property enjoys a substantial garden, offering a true sense of space and tranquility. The garden features a large lawned area, a peaceful pond, and a generous patio, perfect for outdoor dining and entertaining. Council Tax Band D / EPC Energy Rating E.

COTTAGE

DOOR INTO:

ENTRANCE HALL

Stairs to first floor accommodation and radiator.

UTILITY

Fitted with base units. Space and plumbing for washing machine, space for tumble dryer. Radiator, spotlight, frosted window into lounge and door to garden.

SHOWER ROOM

Fitted with a three piece suite comprising walk-in double shower cubicle, vanity wash hand basin and low level WC. Chrome heated towel rail, fully tiled, spotlights, extractor fan and window to the rear.

LIVING ROOM

3.76m x 3.36m (12' 4" x 11' 0") (Approx) Wood burner with feature surround. Radiator, spotlights, window to the front and French doors to the garden.

LOUNGE

3.76m x 3.67m (12' 4" x 12' 0") (Approx) Exposed stone wall with beams, feature chimney breast with shelving to each side. Wood burner, radiator and spotlights. Window to the front.

Opening into:

KITCHEN / DINING ROOM

5.26m x 3.61m (17' 3" x 11' 10") (Approx) Fitted with a range of eye level and base units with worktop over. Double Belfast sink with swan neck mixer tap over. Aga, space for fridge / freezer, integrated dishwasher. Radiator, mosaic tiled flooring. Window to the side and stable door to garden. The previous entrance to the annexe was behind the fridge/freezer and could be re-instated.

LANDING

Window to the rear and radiator.

Doors to:

EN-SUITE BATHROOM

Fitted with a three piece suite comprising free standing roll top bath, double vanity wash hand basins and low level WC. Traditional style radiator, spotlights, exposed beams and wooden flooring. Dormer window to the rear.

Doorway to:.

PRINCIPAL BEDROOM

4.21m x 3.95m (13' 10" x 13' 0") (Approx) Dormer windows to the front and rear, spotlights and radiator.

BEDROOM TWO

3.95m x 3.65m (13' 0" x 12' 0") (Approx) Dormer window to the front, fitted wardrobes, radiator, spotlights and storage cupboard.

ANNEXE

STABLE DOOR INTO:

KITCHEN

3.64m x 2.57m (11' 11" x 8' 5") (Approx) Fitted with a range of eye level and base units with worktop over. Range style cooker with extractor hood over and mirror splashback, double Belfast sink with swan neck mixer tap over. Window to the side and spotlights, tiled flooring and part tiled walls.

LIVING ROOM

3.64m x 3.57m (11' 11" x 11' 9") (Approx) Two windows to the side, two radiators, opening to hallway.

HALLWAY

Radiator and spotlights.

Doors to:

BEDROOM THREE

3.65m x 3.48m (12' 0" x 11' 5") (Approx) French doors opening to the garden. Fitted wardrobes and two radiators.

BEDROOM FOUR

2.34m x 2.33m (7' 8" x 7' 8") (Approx) Window to the side and radiator.

SHOWER ROOM

Fitted with a three piece suite comprising double shower cubicle, vanity wash hand basin and low level WC. Chrome heated towel rail, cupboard housing plumbing for washing machine. Fully tied, spotlights, extractor fan and window to the side.

OUTSIDE

The property is set within a generous 0.32-acre plot (subject to survey), accessed via electric aluminium gates that open onto a spacious gravelled driveway with a central flower bed and ample parking for multiple vehicles. A secondary gated entrance at the rear provides additional access to further gravelled parking and a timber-framed double open car port, ideal for extra vehicles, a caravan, or potential development (subject to planning permission).

The beautifully maintained, south facing garden offers a high degree of privacy and is mainly laid to lawn, surrounded by mature trees, shrubs, vibrant flower beds, and fruit trees. A large patio seating area provides the perfect spot for outdoor entertaining or relaxing in the sun, while additional features such as a pond and timber shed complete the appeal of this superb outdoor space.

AGENT NOTE

The floor plan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		