property details **approval form**

The Cottage, Haven Bank, New York, LINCOLN, Lincolnshire, LN4 4XN
Date: 28 October 2026 **Property Ref and Version:** BWB116712 - 0005

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>> let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.
What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> price

£310,000

Tenure: Freehold

>> key features

- 2 Bedroom Detached Cottage
- Approx. 1/3 Acre Plot (STS)
- Oil Central Heating
- Two/Three Paddocks
- Stable, Hay Barn & Tack Room
- Post & Rail Fencing Installed in 2023
- Murdoch Troon Kitchen
- Peaceful Rural Setting with Minimal Neighbours
- EPC Rating: D

>> short description

A well-presented two-bedroom detached cottage set within approximately one third of an acre (STS) in a peaceful rural setting surrounded by open countryside. The property benefits from generous living accommodation and well-maintained grounds including paddocks and stable facilities

>> long description

Situated in a peaceful rural position surrounded by open fields, this well-presented two-bedroom detached cottage occupies a generous plot of approximately one third of an acre (STS) and enjoys minimal neighbouring properties.

The property offers a modern cottage-style interior and features a high-quality Murdoch Troon fitted kitchen. The accommodation briefly comprises an entrance porch, spacious lounge, fitted kitchen, large conservatory, utility room and ground floor WC. To the first floor are two double bedrooms and a shower room.

Externally, the grounds include a fully enclosed garden mainly laid to lawn, along with land divided into two paddocks with post and rail fencing installed in 2023. To the rear is a stable block including a stable, hay barn and tack room with power. The property also benefits from ample off-road parking, a patio seating area and several garden sheds.

>> directions

>> Agent Note

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>> room description

Entrance Porch
Accessed via the front entrance door, the porch features a window to the front aspect, wall-mounted coat hooks, electric heater, ceiling light point and decorative tiled flooring. A glazed internal door leads through to the lounge.

Lounge
12' 8" x 11' 10" (3.86m x 3.61m)
A comfortable reception room with two windows to the side aspect allowing plenty of natural light. Features include a TV aerial point, ceiling light point, radiator with decorative cover and recently laid brick-effect tiled flooring. A latch door provides access to the staircase rising to the first floor.

Kitchen
13' 3" x 9' 10" (4.04m x 3.00m)
Fitted with a well-appointed Murdoch Troon 'Country Style' kitchen comprising oak work surfaces with Belfast-style sink and mixer tap, a range of base units, drawer units and matching wall-mounted cupboards. Additional features include a plate rack with wine rack above, Rangemaster Classic 100 electric range (included in the sale) with illuminated stainless steel extractor over, plumbing for a dishwasher and space for a tall fridge freezer. Finished with tiled flooring, radiator, extractor fan and ceiling light point.

Conservatory
14' 9" x 12' 9" (4.50m x 3.89m)
A spacious conservatory of brick and uPVC double-glazed construction with a solid panelled roof. The room benefits from tiled flooring, two radiators, wall lighting and French doors opening out to the rear garden.

Ground Floor Cloakroom
Fitted with a corner wash hand basin with tiled splashback, push-button WC, radiator, extractor fan, ceiling light point and obscure glazed window.

Bedroom One
13' 1" x 12' 11" (3.99m x 3.94m)
A spacious double bedroom with window to the front aspect enjoying attractive views over open farmland. Features include a radiator with fitted cover, ceiling light point and built-in over-stairs cupboard with hanging rail providing wardrobe space.

Bedroom Two
11' 2" x 8' 6" (3.40m x 2.59m)
With window to the rear aspect, radiator and ceiling light point. The room also benefits from a built-in wardrobe (formerly an airing cupboard) with base storage and display shelving.

Shower Room
Fitted with a pedestal wash hand basin with mixer tap and tiled splashback, push-button WC and corner shower cubicle with mains-fed shower. Additional features include tiled flooring, radiator, extractor fan, electric shaver socket and obscure glazed window to the rear aspect.

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>> room description

Stable Block
Timber construction set on a concrete base and served by power and lighting.

Exterior
The property enjoys a rural setting and sits on a plot of approximately one third of an acre (STS). It is approached via a gravelled driveway providing ample off-road parking and hardstanding, with a further gate offering vehicular access to the remainder of the land if required.

Immediately to the rear is a paved patio seating area ideal for outdoor entertaining, along with a screened section housing the oil tank. The property also benefits from two Dutch-style timber barns and a timber storage shed, along with an external oil-fired combination boiler.

The majority of the grounds are laid to level grass paddocks, enclosed by fencing. Located within the rear corner of the plot is a timber stable block comprising a single stable with tack and feed room.

Agents Note
Please note an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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>> room description

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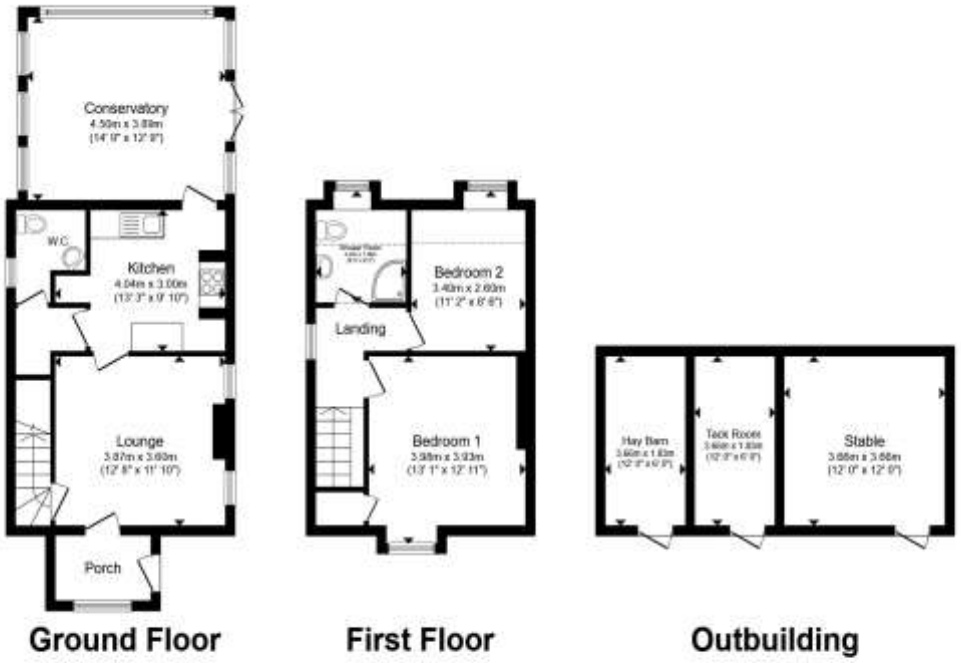
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>> floor plan



Total floor area 114.8 m² (1,235 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

william h brown

>> approval

	Signature	Date
Matthew Baxter		
Mr Dennis Charles Mitchell, Mrs Trudie Helen Mitchell		