



## Riverside House, Bishopbridge

Market Rasen, LN8 3LY



Book a Viewing!

### Offers in the region of £725,000

Nestled in a rural location between the River Rase and the River Ancholme, on a stunning plot of just approaching 5 acres (STS), a five bedroom detached house with spacious and immaculate accommodation. The house was formerly two cottages built in the 1800's and has been lovingly converted into a beautiful family home, retaining two staircases and with accommodation comprising of Porch, Hall, Lounge, Dining Room, Sitting Room, Study, impressive Kitchen Diner, Rear Hall, Cloakroom/WC, Utility Room, Rear Landing leading to the Master Bedroom with a balcony giving fantastic river views, Modern Shower Room and Walk-In Wardrobe and a Principle Landing leading to four further Double Bedrooms and a Luxury Family Bathroom. The layout of this property makes it versatile and ideal for multi-generational living. Outside the grounds of almost 5 acres are bordered by the River Rase and the River Ancholme and welcome an abundance of wildlife. There is also a large driveway setting the house back from the road, formal gardens, many workshops and extensive land. Viewing of this home is essential to appreciate all it has to offer.







#### **SERVICES**

Mains electricity, water and drainage. Oil-fired central heating.

**EPC RATING** — E

**COUNCIL TAX BAND** — E

**LOCAL AUTHORITY** - West Lindsey District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

#### **LOCATION**

Situated in the rural village of Bishopbridge, close to Glentham. Glentham is a rural, medium sized village to the north of Lincoln. Complete with village hall, village convenience shop, public house and fuel station/garage and is also within easy access to the Market Town of Market Rasen where all the usual facilities and amenities can be found. The property is within the catchment area of the De Aston School and benefits from the school bus stop being next door to the house.





## ACCOMMODATION

### PORCH

### ENTRANCE HALL

5' 9" x 11' 8" (1.75m x 3.56m) With staircase to the First Floor, wood-effect flooring and understairs storage cupboard.

### SITTING ROOM

14' 5" x 11' 8" (4.39m x 3.56m) With double glazed window to the front aspect, multi-fuel burner within decorative fireplace, wall lights, wood-effect flooring and radiator.



### STUDY

13' 9" x 9' 4" (4.19m x 2.84m) With two double glazed window to the side aspects, wood-effect flooring, oil-fired central heating boiler and radiator.

### KITCHEN/DINER

12' 9" x 14' 0" (3.89m x 4.27m) Fitted with a stylish range of bespoke kitchen units with Quartz work surfaces over, double Belfast sink with mixer tap over, integrated fridge and dishwasher, double electric oven, electric hob with extractor fan over, central island with storage beneath, space for American fridge freezer, Hamlet Arrow log burning stove, double glazed windows to the front and side aspects, wood-effect flooring, radiator and spotlights.



### DINING ROOM

12' 6" x 12' 11" (3.81m x 3.94m) With feature brick open fireplace, double glazed window to the side aspect, storage cupboard, wood-effect flooring and radiator.

### LOUNGE

20' 4" x 14' 10" (6.2m x 4.52m) With multi-fuel burner set within reclaimed brick fireplace, double glazed French doors to the rear garden, double glazed window to the side aspect, wood-effect flooring and radiator.

### REAR HALL

With staircase to the rear part of the house, understairs storage cupboard, two double glazed windows to the side aspects, wood-effect flooring and radiator.

### CLOAKROOM/WC

5' 7" x 3' 1" (1.7m x 0.94m) With close coupled WC, wall-mounted wash hand basin, double glazed window to the side aspect and radiator.





#### UTILITY ROOM

12' 8" x 5' 10" (3.86m x 1.78m) With spaces for washing machine and tumble dryer, Belfast sink with mixer tap over, tiled flooring, side entrance door and double glazed window to the rear aspect.

#### REAR LANDING

With double glazed window with river views to the side aspect.

#### MASTER BEDROOM

13' 1" x 15' 8" (3.99m x 4.78m) With double glazed French doors with access to the balcony giving stunning river views, double glazed window to the side aspect, fitted wardrobes with shelving and hanging space and radiator.



#### WALK-IN WARDROBE

12' 7" x 3' 5" (3.84m x 1.04m) With hanging rails and radiator.

#### SHOWER ROOM

13' 4" x 6' 10" (4.06m x 2.08m) Newly fitted with a modern suite comprising of shower cubicle, two wash hand basins in vanity style units and close coupled WC, part-tiled walls, airing cupboard, spotlights, radiator and double glazed window to the side aspect.

#### MAIN LANDING

With airing cupboard, double glazed window to the rear aspect and loft access point.



#### BEDROOM 2

13' 0" x 12' 0" (3.96m x 3.66m) With double glazed window to the front aspect, laminate flooring and radiator.

#### BEDROOM 3

12' 1" x 11' 7" (3.68m x 3.53m) With double glazed window to the front aspect and radiator.

#### BEDROOM 4

12' 11" x 9' 9" (3.94m x 2.97m) With double glazed window to the side aspect and radiator.



#### BEDROOM 5

10' 4" x 9' 9" (3.15m x 2.97m) With double glazed window to the side aspect and radiator.





**LUXURY BATHROOM**  
 8' 3" x 8' 2" (2.51m x 2.49m) Fitted with a luxurious four piece suite comprising of shower cubide, freestanding roll top bath with shower attachment, pedestal wash hand basin and close coupled WC, part-tiled walls, spotlights, chrome towel radiator, wood-effect flooring and double glazed window to the front aspect.

**OUTSIDE**  
 The property sits within grounds of just under 5 acres (STS) between the banks of the River Rase and River Ancholme. The gravelled driveway is gated, setting the property back from the road and providing off-street parking for multiple vehicles. The property benefits from numerous sheds, a greenhouse and polytunnel. There is a formal garden to the rear of the property with lawned area and a decked seating area with inset lighting. The grounds have mature trees, shrubs, fruit trees induding Eating Apples, Cooking Apple, Crab Apples, Damson, Plum and Pear, and are bordered by the River Rase and the River Ancholme. The property further benefits from mooring and fishing rights on the River Ancholme and a small holding licence.

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**GETTING A MORTGAGE**  
 We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

**NOTE**  
 1. None of the services or equipment have been checked or tested.  
 2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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 If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for the benefit of the vendors (Lessors) for whom they act as Agents given notice that:

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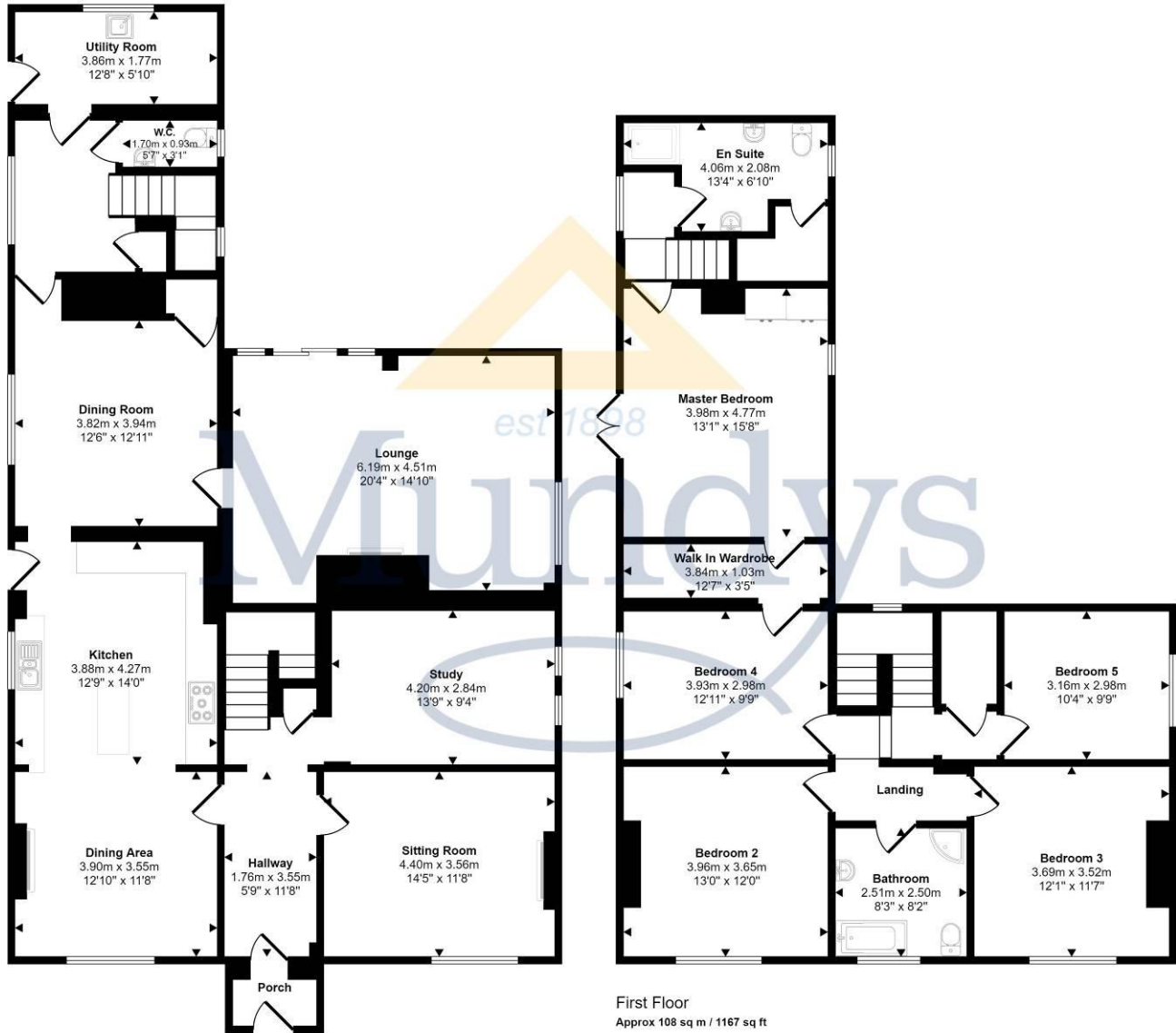
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Approx Gross Internal Area  
254 sq m / 2736 sq ft



First Floor  
Approx 108 sq m / 1167 sq ft

Ground Floor  
Approx 146 sq m / 1569 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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