



## **Blacksmiths Cottage, Saxby, Market Rasen, LN8 2DH**



Book a Viewing!

**£289,000**

Nestled in the quiet hamlet of Saxby, Lincolnshire, Blacksmiths Cottage is a beautifully preserved three-bedroom country home offering 950 sq. ft. of versatile living space. This characterful cottage is set on a quiet, no-through country lane with uninterrupted views across farmland. The property features a large lounge with a feature fireplace and log burner, a bespoke breakfast kitchen, a ground floor WC, three bedrooms (one on the ground floor) and a luxury family shower room. With its original wooden beams, inviting log-burning stove and large windows framing picturesque rural views, the cottage blends historic charm with modern comforts.

Externally, the property boasts a generous-sized rear garden primarily laid to lawn with paved patio and seating areas, a greenhouse, garden shed and ample space for vegetable beds. The garden is fully enclosed with flowerbeds, borders and established fruit trees, offering plenty of opportunities for gardening enthusiasts.

The cottage is ideal for retirees seeking a peaceful rural retreat or young professionals starting a family. With no onward chain, this property is ready to become a new home for those looking to enjoy a serene countryside lifestyle while remaining just a short drive from Welton's amenities and within easy reach of Lincoln.

Blacksmiths Cottage also offers an investment opportunity, with its unique blend of historical features, modern comforts, open countryside views, it is well-suited for use as a holiday let or a family home. The property's proximity to the Cathedral City of Lincoln makes it an ideal base for exploring local history and cultural attractions, while the increasing demand for rural tourism in Lincolnshire offers strong potential for impressive rental yields.

Viewings are by appointment only; don't miss the chance to make Blacksmiths Cottage your new home or investment.

## Blacksmiths Cottage, Saxby, Market Rasen, LN8 2DH



### SERVICES

All mains services available. Gas central heating.

**EPC RATING** – to follow.

**COUNCIL TAX BAND** – B (West Lindsey District Council).

**TENURE** - Freehold.

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

### LOCATION

Situated in this prime picturesque rural location within the tranquil village of Saxby. Saxby is situated approx. 9 miles from the historic Cathedral City of Lincoln and has convenient road links to the surrounding areas. The property is within the catchment area of the popular 'William Farr' Church of England Secondary School (OFSTED Graded - Good) and St Mary's Church of England Primary School (OFSTED Graded - Good). The nearby village of Welton (approx. 5 miles away) also offers excellent public transport links as well as Pre-schools/Nurseries, 'The Black Bull' Public House, Retail outlets, Supermarket, Takeaways, Vets, Doctors and Health Centre, 18-hole Golf Course, Library, Sports and Social Club and a thriving Village Hall with various events, clubs and activities.



## ACCOMMODATION

### HALLWAY

With durable and stylish slate flooring, doors to the Breakfast Kitchen, WC and Bedroom Two and a large useful Pantry cupboard which is ideal for storage/microwave/household items.

### WC

5' 0" x 2' 6" (1.54m x 0.78m) Having window to the side elevation, WC, wash hand basin with tiled upstands and durable and stylish slate flooring.

### BREAKFAST KITCHEN

15' 1" x 7' 7" (4.60m x 2.33m) Featuring bespoke handmade shaker-style painted units with inset Belfast sink and mixer tap over, solid pine work surfaces, large window to the side elevation, French doors to the private rear garden, Breakfast area, durable and stylish slate flooring, wall mounted LPG fired central heating boiler and opening/doorway to the Lounge.

### LOUNGE

13' 4" x 13' 3" (4.08m x 4.05m) An inviting space with two large feature windows to the rear elevation offering beautiful rural views, rustic feature wooden beams to ceiling, staircase rising to the First Floor with opening beneath, exposed brick feature fireplace with flagstone hearth, rustic oak plinth and inset log burner.

### GROUND FLOOR BEDROOM

7' 4" x 13' 4" (2.25m x 4.08m) With feature alcove originally believed to be the old forge furnace, rustic feature beams to ceiling, window to the front elevation and laminate flooring.

### FIRST FLOOR LANDING

Having doors to all principal First Floor Rooms, loft access hatch and door to a large storage/airing cupboard.

### FAMILY BATHROOM

7' 3" x 4' 8" (2.21m x 1.44m) A well-appointed bathroom with plenty of natural light, tile effect vinyl flooring, fully tiled walls, feature window to the front elevation, exposed rustic feature ceiling beams, WC, wash hand basin, large enclosed shower cubicle with bi-folding doors and direct feed shower and a towel rail/radiator.

### BEDROOM THREE

7' 6" x 8' 4" (2.29m x 2.55m) A cozy room which is ideal for a guest room or home office, with a window to the front elevation and charming rustic ceiling beam.

### BEDROOM ONE

10' 4" x 8' 5" (3.16m x 2.57m) A light-filled room with window to the rear elevation with views over the rear garden, cast-iron feature fireplace, fitted wardrobes and a further furniture alcove.





**OUTSIDE**  
 There is generous-sized rear garden primarily laid to lawn with paved patio and seating areas, a greenhouse, garden shed and ample space for vegetable beds. The garden is fully enclosed with flowerbeds, borders, and established fruit trees, offering plenty of opportunities for gardening enthusiasts. The front garden, bordered by a stone wall, provides off-road parking and houses an LPG tank.

**WEBSITE**

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

**SELLING YOUR HOME – HOW TO GO ABOUT IT**

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

**REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO**

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

**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.

**GENERAL**

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 themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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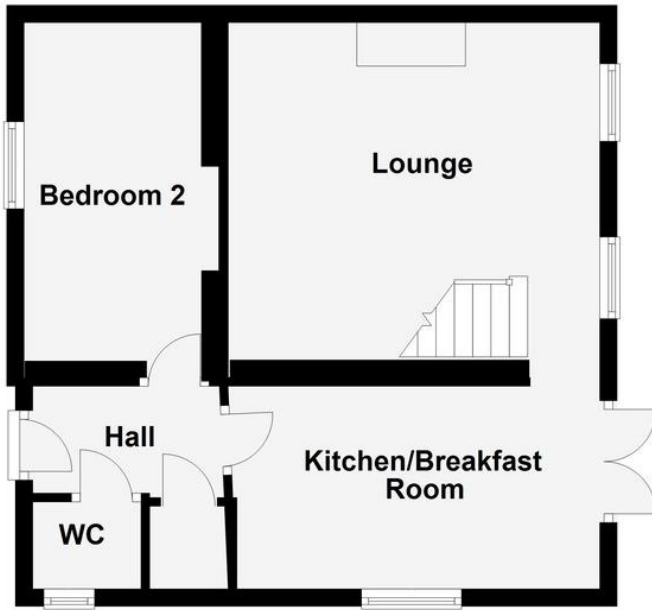
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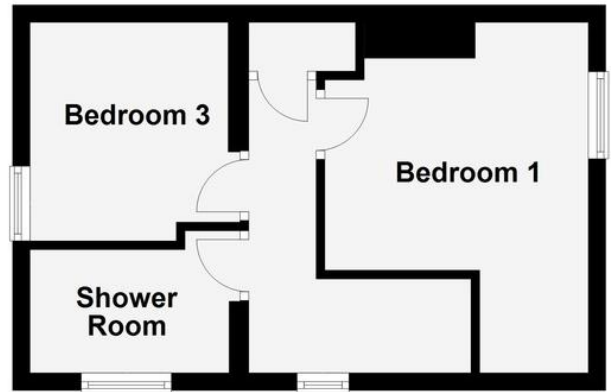
### Ground Floor

Approx. 42.9 sq. metres (461.9 sq. feet)



### First Floor

Approx. 26.5 sq. metres (285.3 sq. feet)



Total area: approx. 69.4 sq. metres (747.2 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents  
Plan produced using PlanUp.



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