



## Barn Cottage, Washdyke Lane

Glenthams, Market Rasen, LN8 2ER



Book a Viewing!

**£440,000**

A characterful stone cottage situated in the heart of Glenthams, set back from the road down a long driveway in a private position. The property sits on a generous plot of approximately 0.42 acres (STS), surrounded by mature trees and lawned gardens. The grounds include ample off-road parking, a private courtyard and a converted barn that serves as an outdoor bar and entertaining space. The cottage has been updated by the current owner while retaining much of its original character. The accommodation includes an entrance hallway, a lounge with a log burner and an impressive kitchen diner. The kitchen features a high-quality finish with oak worktops, Belfast sink, built-in appliances, a central island with a quartz work surface and a pantry. There is also a utility/boot room, a downstairs WC and a ground-floor bedroom with an en-suite, which is currently being refurbished. On the first floor, there is a spacious main bedroom, two further bedrooms and a family bathroom. The property also offers potential for the rear section to be converted into additional living space, subject to the necessary planning permissions. Viewing is highly recommended.





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#### **SERVICES**

Mains electricity, water and drainage. LPG gas fired central heating.

**EPC RATING** – F.

**COUNCIL TAX BAND** – C.

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

**TENURE** - Freehold.

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

#### **LOCATION**

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.







#### ENTRANCE HALL

With external door and UPVC double glazed window, tiled flooring, stairs to the first floor, under stairs storage cupboard and a radiator.

#### LOUNGE

17' 1" x 12' 6" (5.21m x 3.81m) With UPVC double glazed window, log burner and radiator.

#### KITCHEN/DINER

17' 1" x 13' 7" (5.21m x 4.14m) With UPVC double glazed window, solid oak flooring, fitted with a range of wall, base units and drawers with work surfaces over, two integral ovens, five ring gas hob with extractor fan over, Belfast sink, central island with a further range of base units and a quartz work surface over with a breakfast bar, space for fridge freezer, spotlighting, radiator and access to the pantry.



#### PANTRY

6' 6" x 3' 4" (1.98m x 1.02m) With UPVC double glazed window, quarry tiled flooring and shelving.

#### UTILITY/BOOT ROOM

23' 2" x 8' 3" (7.06m x 2.51m) With metal single glazed window, external door, tiled flooring, fitted with a range of wall and base units with oak work surfaces over, Belfast sink, plumbing and spaces for washing machine and tumble dryer, radiator, access to the roof void and spotlighting.

#### WC

With high level WC and wash hand basin with tiled splashbacks.



#### BEDROOM 4

3' 7" x 7' 10" (4.14m x 2.39m) With UPVC double glazed window and radiator.

#### EN-SUITE

5' 9" x 4' 6" (1.75m x 1.37m) Currently under renovation.

#### FIRST FLOOR LANDING

With UPVC double glazed window, access to the roof void, radiator, beams to the ceiling and storage cupboard.

#### BEDROOM 1

17' 1" x 12' 6" (5.21m x 3.81m) With two UPVC double glazed windows, laminate flooring, beams to ceiling, built-in wardrobe and a radiator.



#### BEDROOM 2

11' 11" x 8' 10" (3.63m x 2.69m) With UPVC double glazed window, beams to ceiling, built-in wardrobe and radiator.

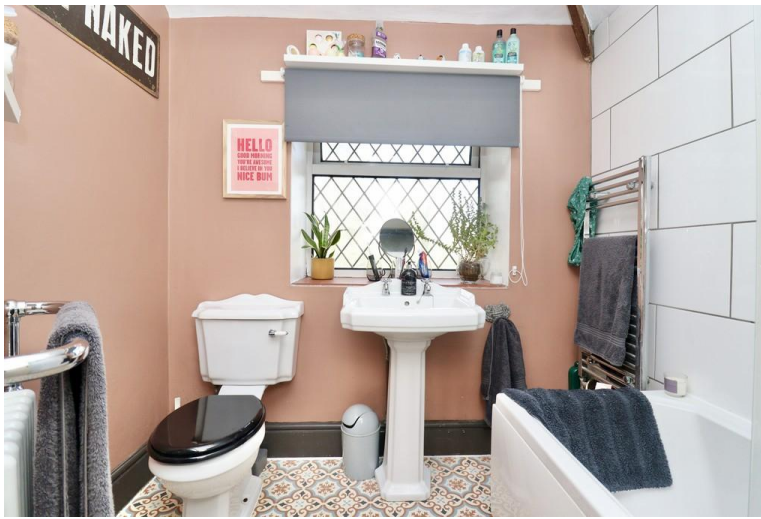
#### BEDROOM 3

10' 1" x 7' 11" (3.07m x 2.41m) With UPVC double glazed window and radiator.

#### BATHROOM

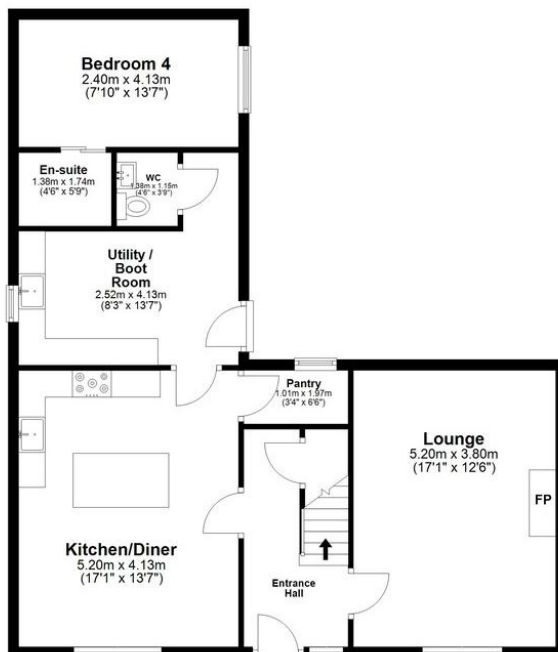
6' 8" x 6' 7" (2.03m x 2.01m) With UPVC double glazed window, vinyl flooring, low level WC, wash hand basin, bath with mains shower over, tiled surround, radiator with a towel rail and a heated towel rail.





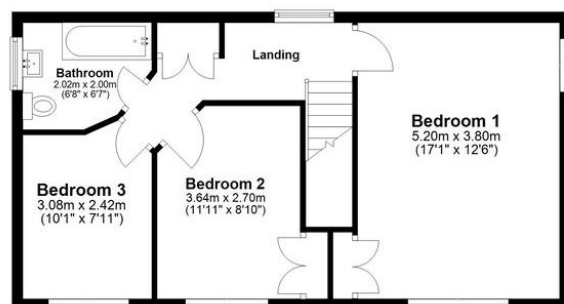
### Ground Floor

Approx. 79.8 sq. metres (858.7 sq. feet)



### First Floor

Approx. 52.5 sq. metres (565.3 sq. feet)



Total area: approx. 132.3 sq. metres (1424.0 sq. feet)

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

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Plan produced using PlanUp.

## OUTSIDE

The property is located down a long private driveway and the grounds are accessed through gates onto a generous sized area providing ample off road parking. There are extensive lawned gardens with a wide variety of mature trees, a former pigsty (which the current owners have used for homing chickens) and a private courtyard with a barn, which has been converted to a bar/entertaining space.

### 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)

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

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