



Vale view 28 Caistor Lane
Tealby

MOUNT & MINSTER



Vale view 28 Caistor Lane

Tealby

A charming stone two bedroom cottage with stunning views.

- Stunning open countryside views
- Detached stone period cottage
 - Two double bedrooms
- Lounge with log burning stove
 - Dining room
 - Bathroom
- off road car parking space
- Popular village location
- walking distance to amenities



MOUNT & MINSTER

INTRODUCTION

Vale View is charming detached stone-built cottage with stunning countryside views to the rear. The property is located within this popular location of the sought-after Lincolnshire Wolds village of Tealby and within a short walk of the village centre, village shop and pub. The property sits on an elevated position maximising the stunning views. The generous-sized gardens boast various seating areas and an off-road parking space. Internally the property has been well-maintained by the current owners and retains many of its original features and character. The living accommodation comprises of Hallway, Kitchen, Lounge, Dining Room, Bathroom and a First Floor Landing which leads to two Double Bedrooms with a Storage Area off Bedroom One.

LOCATION

Tealby is a highly desirable and picturesque village situated in the Lincolnshire Wolds, an Area of Outstanding Natural Beauty, approximately 3 miles north-east from the town of Market Rasen. The village has a thriving local community which also includes a Primary School, a Community-run Village Shop that offers fantastic local produce, the Village Hall and Church, Children's Park, Bridal Boutique, Public House, Tearoom, Tennis courts and Bowls Club and on the edge of the village is 'Sunnyside Farm Shop' which also offers a wealth of local products and Tea Rooms. There are many pleasant walks in the beautiful surrounding countryside via 'The Viking Way'.

OUTSIDE

To the front of the property there is a gravelled area to the side providing an off-road parking space. This also gives access to the beautifully landscaped rear garden with a raised paved seating area with steps down to the generous-sized lawned gardens with decorative gravelled areas and a range of mature shrubs and trees. Steps lead down to a further decorative gravelled seating area, all overlooking the stunning open field views to the rear.

ACCOMMODATION

Hall

Timber framed external doors, tiled flooring, night storage heater and stairs to First Floor.

Kitchen

13' 2" x 11' 11"

Two timber framed windows, external door, fitted with a range of wall, base units with work surfaces over, tiled splashback, porcelain sink and drainer, integral oven, four ring ceramic hob with extractor fan over, tiled flooring, plumbing/space for washing machine, night storage heater and understairs storage cupboard.

Lounge

12' 2" x 12' 5"

Timber framed window and double doors to the rear garden, tiled flooring and fireplace with multi-fuel burner inset.

Dining room

10'-11" x 10' 0"

Timber framed window, exposed floorboards, open fireplace and night storage heater.





Bathroom

7' 10" x 5' 5"

Timber framed window, tiled flooring, low level WC, wash hand basin, bath with shower attachment and electric wall fan heater.

First floor landing

Bedroom one

11' 3' 0" x 12' 5"

Dual aspect timber framed windows, carpet, access to storage area.

Bedroom two

12' 7" x 2'

Timber framed window, exposed floorboards and night storage heater.

METHOD OF SALE

Freehold with vacant possession on completion.

COUNCIL TAX BAND

Band: D

West Lindsey District Council

ENERGY PERFORMANCE CERTIFICATE

Rating:

SERVICES

Mains electricity, water and drainage. Night storage heating.

VIEWINGS

By prior arrangement with the Sole Selling Agents (01522 716204).

PARTICULARS

Drafted following clients' instructions of June 2025.

ADDITIONAL INFORMATION

For further details, please contact Ellen Norris at Mount & Minster:

T: 01522 716204

E: Ellen@mountandminster.co.uk

BUYER INDENTITY CHECKS

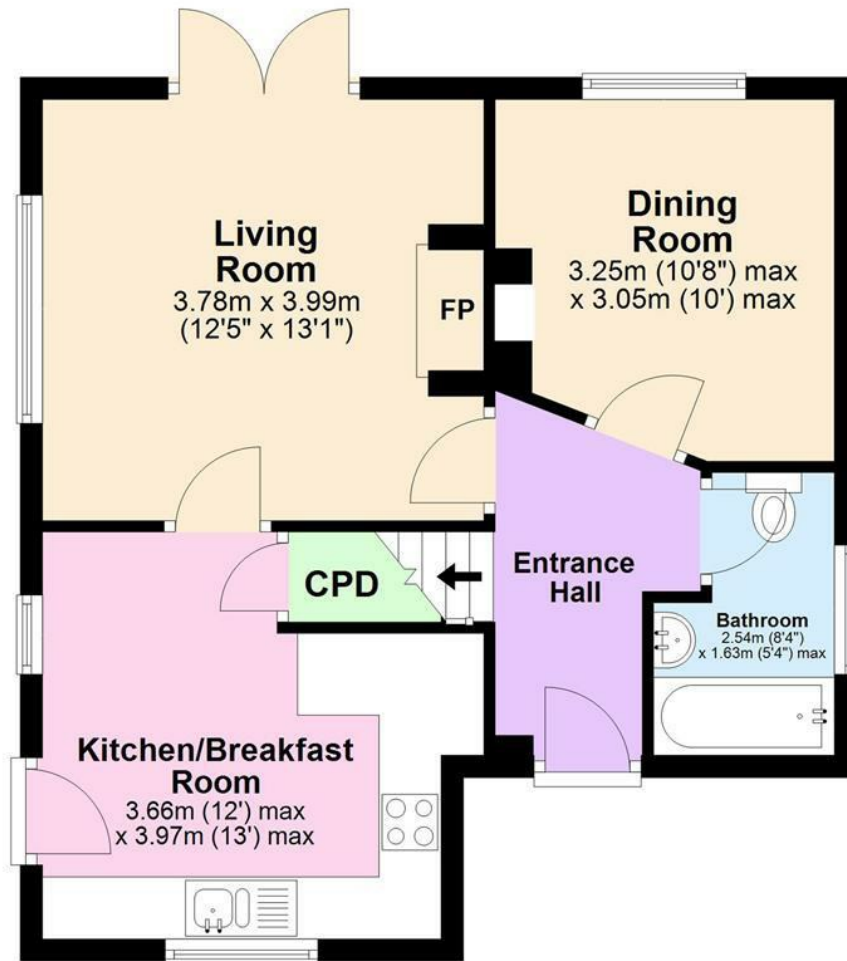
Please note that prior to communicating any offer, Mount & Minster are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.





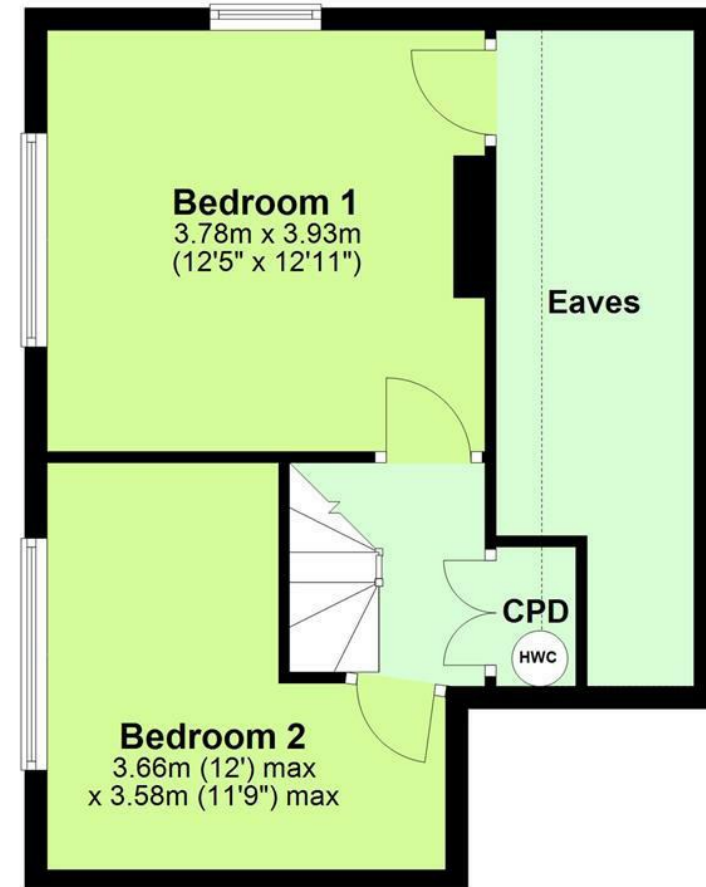
Ground Floor

Approx. 47.6 sq. metres (512.9 sq. feet)



First Floor

Main area: approx. 30.1 sq. metres (324.1 sq. feet)
Plus eaves, approx. 9.4 sq. metres (101.4 sq. feet)



Main area: Approx. 77.8 sq. metres (837.0 sq. feet)

Plus eaves, approx. 9.4 sq. metres (101.4 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.

Chris Gothorp Photography. Unauthorised reproduction prohibited.

Plan produced using PlanUp.

28 Caistor Lane, Tealby

Mount & Minster endeavour to provide accurate particulars, however they should not be relied upon as statements of fact. All the information provided should be verified by yourselves or your advisers. These particulars do not constitute any part of an offer or contract. Our staff have no authority to make or give any representation or warranty whatsoever in respect of the property. The services, fittings and appliances have not been tested and no warranty can be given as to their condition. Photographs may have been taken with a wide angle lens. Plans are for identification purposes only, are not to scale and do not constitute any part of the contract. Mount & Minster is the trading name of Mount & Minster LLP. Registered Office: Atton Place 32 Eastgate, Lincoln, LN2 1QA.

Registered in England and Wales. Registration Number: OC398777

Atton Place, 32 Eastgate,
Lincoln, LN2 1AQ

Tel: 01522 716204

Email: info@mountandminster.co.uk

MOUNT & MINSTER

