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Priory Cottage, 8 Main Street, Torksey, LN1 2EE



When it comes to
property it must be


lovelle



Asking Price: £369,950



A beautifully maintained detached home set back from the main road, enjoying open field views to the rear. Offering versatile accommodation with a ground floor bedroom, spacious living areas and modern kitchen. Generous gardens, ample parking and situated in a popular rural village setting.

Key Features

- Detached family home
- Popular village location
- Open countryside views to the rear
- Spacious and flexible accommodation
- Occupying a generous plot

- A home that balances comfort and rural charm
- Cosy dining room / snug
- Spacious breakfast kitchen
- EPC Rating: TBC
- Tenure: Freehold



Introduction

Set back from the main road within a generous plot, Priory Cottage is a beautifully maintained detached home offering versatile accommodation and stunning open views across neighbouring fields. Thoughtfully designed for flexible living, the property features a ground-floor bedroom in addition to two spacious bedrooms upstairs, making it ideal for a variety of lifestyles including families, couples, or those seeking single-level living options.

The ground floor opens with a welcoming entrance hall leading through to a bright and comfortable living room, complemented by a feature fireplace and a large bay window overlooking the front garden. The stylish breakfast kitchen provides an abundance of storage and workspace, with modern fitted units, breakfast bar seating and a pleasant outlook to the rear. Adjoining this space, the dining/sitting room enjoys a dual aspect and French doors that open directly onto the patio, perfectly framing the garden and countryside beyond, an ideal spot for entertaining or relaxing.

Also on the ground floor is a generous family bathroom complete with both bath and separate shower, a practical utility room, and a useful workshop which could lend itself to hobby use or additional storage. The third bedroom is positioned on this level and could equally serve as a home office or snug. Upstairs, the light and airy landing leads to two beautifully presented double bedrooms, both of which benefit from built-in wardrobes. A contemporary shower room serves the first

floor, finished with quality fittings and modern tiling.

Externally, the property sits within attractive, well-established gardens offering a superb degree of privacy. The rear garden features a large, paved patio with seating pergola, areas of lawn and mature borders, all backing onto open countryside that creates a wonderful sense of space. To the front, a wide gravel driveway provides ample off-street parking. Situated in the popular and well-served village of Torksey, the property offers excellent access to Lincoln, Gainsborough and surrounding areas, while the nearby River Trent and local countryside walks provide a delightful rural setting.

Entrance Hall

7.07m x 1.94m (23'2" x 6'5")

The entrance hall provides a bright and welcoming first impression, with wood-effect flooring, neutral décor and natural light. A central staircase leads to the first floor, with access to the main living areas and ground floor bedroom.

Living Room

5.14m x 3.63m (16'11" x 11'11")

The living room is a bright and comfortable space, featuring a large bay window to the front that fills the room with natural light. A feature fireplace creates an attractive focal point, while the neutral décor and soft tones provide a calm and welcoming atmosphere. It serves as a great family room, ideal for both relaxing and entertaining.





Breakfast Kitchen

4.86m x 3.02m (15'11" x 9'11")

The breakfast kitchen is bright and spacious, fitted with a range of modern units providing excellent storage and workspace. There is a central breakfast bar ideal for casual dining, and large windows to the rear enjoy pleasant views over the garden. Finished in light tones with a practical layout, it offers a welcoming space perfect for everyday family living.

Utility Room

2.13m x 2.11m (7'0" x 6'11")

The utility room provides additional storage and workspace, with fitted units, a sink, and plumbing for laundry appliances. A rear entrance door gives convenient access to the garden, making it a practical and functional space for everyday household use.

Dining Room / Snug

5.17m x 2.77m (17'0" x 9'1")

The dining room is a bright and versatile space, featuring tiled flooring and a wood-burning stove that adds warmth and character. With multiple windows and French doors opening to the patio, it enjoys lovely views of the garden and fields beyond, creating an ideal setting for family meals or a relaxing snug area.

Workshop

3.65m x 2.57m (12'0" x 8'5")

The workshop provides a versatile and practical space, fitted with workbenches, shelving and ample storage. Perfect for hobbies, DIY projects or additional household use, it benefits from both power and lighting, along with external access for added convenience.

Bedroom 3

3.73m x 2.72m (12'2" x 8'11")

Bedroom three is a bright and well-proportioned ground floor room, featuring a large front-facing window that allows plenty of natural light. Finished in soft neutral tones, it offers flexibility for use as a guest bedroom, home office or additional sitting room.

Boiler Room / Study

2.7m x 1.57m (8'11" x 5'2")

This useful room is situated just off the ground floor bedroom and offers excellent versatility. Currently housing the boiler, it could easily be used as a study, walk-in wardrobe, hobby room or general storage space, depending on individual needs.

Family Bathroom

3.62m x 2.8m (11'11" x 9'2")

The family bathroom has been finished to a high standard, offering a luxurious and relaxing feel. It features a large, fitted bath, separate shower enclosure, wash hand basin and WC, all set against elegant, tiled walls and flooring with a bright, modern finish.

Landing

4.05m x 1.94m (13'4" x 6'5")

The landing is bright and inviting, with a feature window allowing plenty of natural light. It provides access to the first-floor bedrooms and bathroom, offering a pleasant sense of space and continuity throughout the home.





Bedroom 1

5.14m x 4.89m (16'11" x 16'0")

Bedroom One is a generous double room, tastefully presented with a bright and airy feel. Dual aspect windows and a skylight create a pleasant open atmosphere, while fitted wardrobes offer ample storage. The room provides plenty of space for additional furniture, making it a comfortable and relaxing main bedroom.

Bedroom 2

4.85m x 2.81m (15'11" x 9'2")

Bedroom Two is a comfortable double room finished in neutral tones, creating a warm and restful atmosphere. The space includes fitted mirrored wardrobes and enjoys pleasant views, making it a charming and versatile room for guests or family.

Shower Room

2.56m x 1.7m (8'5" x 5'7")

The shower room is well-appointed, comprising a P-shaped bath with overhead shower, vanity wash basin, and WC. Finished with attractive tiling and modern fittings, it offers a bright and practical space that feels fresh and inviting.

Rear Garden

The gardens are a real highlight of the property, offering a beautifully landscaped and private outdoor space that takes full advantage of the open countryside views beyond. The rear garden features a large Indian stone patio with seating areas and a charming pergola, perfect for entertaining or relaxing outdoors. Steps lead down to a well-kept lawn surrounded by mature borders, fruit trees, and colourful planting.

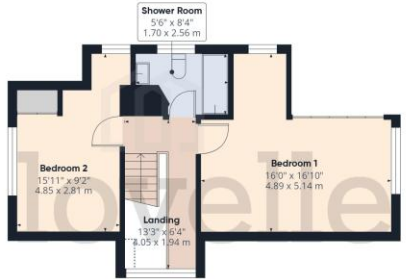
Front Garden / Driveway

The property is approached through brick pillars opening onto a spacious gravel driveway that provides ample parking for several vehicles. The frontage is attractively landscaped with established shrubs and low brick walling, giving the home a welcoming first impression. There is also a covered side access and convenient space for additional storage or sheltered parking if required.





Ground Floor



Floor 1



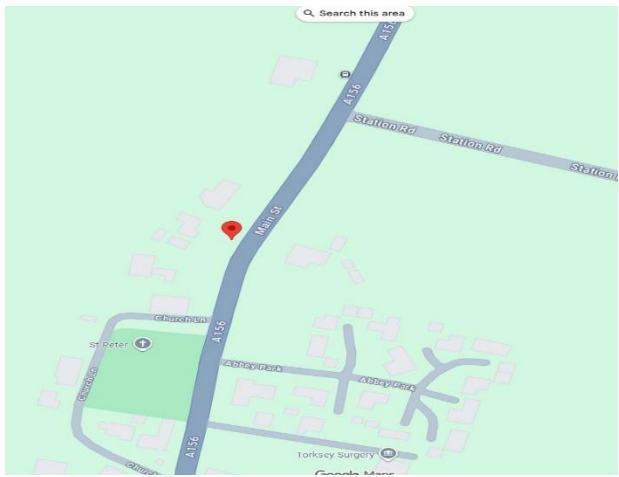
Approximate total area¹⁾
 1532 ft²
 142.1 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	72	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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