



## The Old Stores, Main Street Osgodby, Market Rasen, LN8 3TA

**£495,000**

Originally a thatched farmhouse and village store, dating back to the early 1800's and having since undergone many transformations in its longstanding history, the most impressive has to be its successful conversion to its current glory as a family home. 'The Old Stores' has been lovingly yet sympathetically overhauled and thoroughly renovated throughout to an impeccable standard by the present Vendors over the past 8 years, the property now offers generously proportioned living accommodation of just over 2,000 sq ft that briefly comprises of three Reception Rooms, Breakfast Kitchen with adjacent Utility Room and Ground Floor WC, four Bedrooms, two En-suites and Family Bathroom. Externally the property is equally impressive with superb, landscaped gardens that have been deveryly designed to maximise the most of the wonderfully private and enclosed, south facing spaces. A large patio area provides ample scope for outdoor entertaining and also includes a wonderful BBQ area and la rge elevated fully covered pergola, complete with external lighting and water feature. A large gated driveway runs alongside the property and provides access to the extensive outbuildings (totalling over 900 sq ft) that could be utilised in a variety of ways that presently include a Double Garage, two Store Rooms, Large Workshop, Gardener's WC, Bar/Studio and an Office. Very rarely does such an excellent opportunity arise to acquire a true piece of village history, an early viewing is highly recommended!





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**SERVICES**

Mains electricity, water and drainage. Oil Central Heating.

**EPC RATING – F.**

**COUNCIL TAX BAND – D**

**LOCAL AUTHORITY -** West Lindsey District Council

**TENURE -** Freehold.

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

**LOCATION**

Osgodby is a picturesque and popular village having a Village Hall and Primary School - also including Nursery and Pre-School (OFSTED Graded 'Good') and is situated approx. 3 miles from the larger well serviced town of Market Rasen. The village has a lovely community feel and offers many events/clubs at the Village Hall and also has a Bowls Club and Playing Field with play equipment. The nearby 'Hill House Equestrian Centre and Livery' on Sand Lane, Osgodby is another noteworthy feature for equine enthusiasts which features regular show jumping, dressage events and training sessions and has both indoor and outdoor arena hiring facilities.







## ACCOMMODATION

### LOUNGE

22' 11" x 15' 9" (7m x 4.81m) A covered portico and composite entrance door with decorative glazed insets opens into the large Lounge, having large double glazed windows with bespoke shutters to the front elevation, radiators, ceiling and wall light points, corner cloaks cupboard housing the electric consumer unit and meters, opening to the Inner Hall and the Breakfast Kitchen.

### BREAKFAST KITCHEN

19' 11" x 11' 7" plus 12' 1" x 5' 10" (6.08m x 3.54m plus 3.68m x 1.80m) A bespoke fitted kitchen with a wide variety of fitted units and working areas. Upon initial entry from the Lounge archway the Kitchen features a smaller working/preparation area having double glazed window to the side elevation, a full length slim line radiator, space for an American style fridge freezer and fitted oak units to base level with contrasting polished granite work surface above, complimenting units to eye level and mosaic effect tiled up-stands. A full length dresser style unit with pull-out wicker basket drawers to lower level and large cabinet units and drawers to eye level borders the entry to the main Kitchen area with the focal point being the fantastic granite topped feature island with fitted units to each side, concealed/integrated dishwasher, concealed recycling bin pull out storage drawer and concealed power points, inset butler style sink with mixer tap. The island is finished by a contrasting oak topped breakfast bar area with store cabinet below. To the far end of the Kitchen is the Inglenook style fitted units with recess for the farmhouse style oven with recessed extractor, mosaic style tiled up-stands and a variety of further bespoke fitted drawers, units and glass fronted display cabinets and shelving with feature lighting, providing ample and quality storage. Ceiling light points, laminate flooring, part painted feature timber panelling to half walls, double glazed windows and rear courtesy door to the rear garden. There is also a built in cupboard housing the floor standing oil fired central heating boiler - also making an excellent cloaks/boot storage and drying area. Archway to the Inner Hall and door to Utility Room.



### UTILITY ROOM

4' 3" x 5' 1" (1.30m x 1.55m) A useful space having tiled flooring and walls, spaces for washing machine and tumble-dryer with work-surface above and fitted gloss finished units to eye level, ceiling light point and door to the WC.

### WC

2' 4" x 5' 1" (0.73m x 1.56m) Fully tiled flooring and walls, frosted double glazed window to the side elevation, corner vanity wash hand basin, WC, wall mounted electric radiator, vanity mirror and wall light point.

### INNER HALL

3' 3" x 3' 10" (1.01m x 1.19m) With ceiling light point, archway to the Lounge, Kitchen and Sitting Room respectively and a large shelved storage cupboard to recess area.







#### SITTING ROOM

15' 7" x 18' 5" (4.77m x 5.62m) Dual aspect views provided by the large double glazed bay window to the front elevation and large double glazed window to the rear elevation, ceiling light point, feature fireplace with inset rustic oak mantle, exposed brick inset with log burner and pantile hearth, feature painted panelling to half walls, radiator and door to the Dining Room.

#### DINING ROOM

12' 10" x 16' 3" (3.92m x 4.97m) Dual aspect views provided by a large double glazed window to the front elevation and double glazed door with side panels to the rear garden, ornate staircase to the first floor with open recess below, feature painted panelling to half walls, ceiling light point and radiator.



#### FIRST FLOOR LANDING

Large landing with useful storage closet, double glazed windows to the front elevation, ceiling light points, radiators and doors to all principal first floor rooms.

#### BEDROOM ONE

10' 10" x 12' 2" (3.32m x 3.73m) Having double glazed window to the rear elevation, ceiling light point, radiator, wardrobe storage recessed and door to En-Suite.

#### EN-SUITE

5' 3" x 6' 7" (1.61m x 2.02m) Luxury modern en-suite with laminate flooring, tiling to walls, recessed down-lighting, extractor, frosted double glazed window to the rear elevation, vanity wash hand basin with vanity mirrored units above, WC, towel rail radiator, glazed entrance doors into the enclosed walk-in shower cubicle with direct feed shower and cosmetic alcove.



#### BEDROOM TWO

9' 1" x 16' 4" (2.78m x 4.99m) Dual aspect views provided by double glazed windows to the front and rear elevations, built-in storage closet, further built-in wardrobe, ceiling light point and radiator.

#### BATHROOM

6' 2" x 12' 3" (1.90m x 3.75m) A modern bathroom suite complete with panelled bath with side splash-screen and power shower shower over, WC, vanity wash hand basin unit with vanity mirror above and further cosmetics storage unit adjacent, frosted double glazed window to the rear elevation, radiator, heated towel rail, a range of fitted linen/airing cupboards with shelving and also housing the hot water cylinder, oak effect laminate flooring, ceiling light point, feature painted timber panelling to part walls and a fully tiled wall to the bath/sink area.

#### BEDROOM THREE

12' 11" x 9' 6" (3.95m x 2.91m) Having double glazed window to the front elevation, ceiling light point and radiator.

#### BEDROOM FOUR

11' 11" x 8' 0" (3.65m x 2.46m) Having double glazed window to the front elevation, ceiling light point and radiator (currently utilised as a Study).







## EN-SUITE

3' 8" x 8' 1" (1.14m x 2.47m) Having majority tiled walls and flooring, radiator, WC, vanity wash hand basin with vanity mirror above, extractor, ceiling light point and enclosed shower cubicle with sliding entrance door and inset power shower.

**OUTSIDE** - Beautiful landscaped south facing gardens, fully fenced and enclosed, to include a variety of well stocked flower beds and borders to the main lawn, a decked seating area and steps down to the gravelled turning circle to the Garage. A large walled patio area runs the length of the rear of the property providing an excellent outdoor entertaining area complete with external power points, lighting, BBQ area and a large impressive elevated pergola with lighting and water feature.

**OUTBUILDINGS** - Totalling over 900 sq ft of fully refurbished, insulated, quality outbuildings that could be utilised in a variety of ways subject to requirements and necessary consents.

**GARAGE** - 16' 6" x 15' 3" (5.04m x 4.65m) Having up and over door, power and lighting.

**STORE ROOM** - 16' 8" x 7' 10" (5.10m x 2.41m) Having power and lighting.

**WORKSHOP** - 13' 4" x 13' 6" (4.08m x 4.13m) Having power and lighting.

**GARDENER'S WC** - 3' 0" x 5' 4" (0.93m x 1.63m) Having frosted double glazed window to the side elevation, tile effect vinyl flooring, WC, feature painted timber panelling to half walls and vanity mirror.

**THE BAR** - 11' 10" x 12' 0" (3.62m x 3.67m) Having painted exposed stone and contrasting reclaimed timber panelled walls, reclaimed timber vaulted ceiling, power, lighting and laminate patterned tile effect flooring.

**STORE ROOM 2** - 12' 0" x 7' 3" (3.68m x 2.21m) Having power and lighting.

**OFFICE** - 11' 8" x 8' 8" (3.58m x 2.66m) Having frosted double glazed window to the front elevation, reclaimed timber panelling to walls, laminate flooring, vaulted ceiling, power and lighting.

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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.

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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.

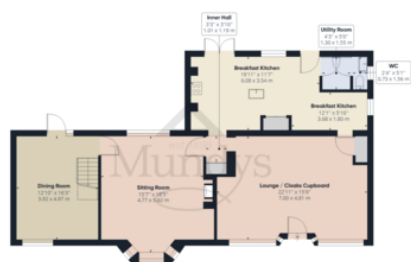
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>  
2954.42 ft<sup>2</sup>  
274.47 m<sup>2</sup>

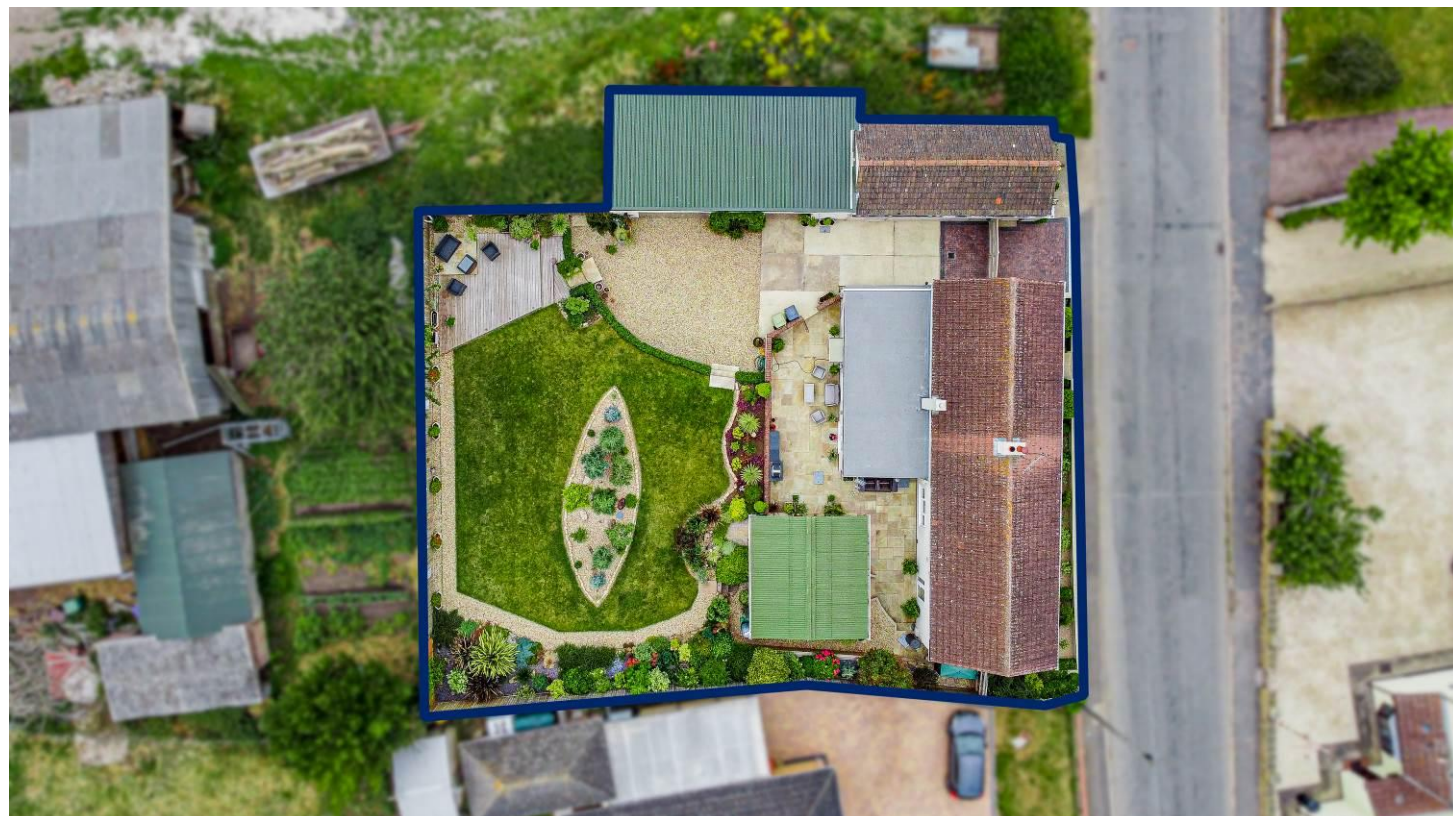
Reduced headroom  
14.22 ft<sup>2</sup>  
1.32 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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22 Queen Street  
Market Rasen  
LN8 3EH

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01673 847487

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