



Coppice House, Brigg Road

Moortown, Market Rasen, LN7 6JA

£465,000

Situated in wonderfully secluded and well established grounds and woodland of approx. 1.9 acres (STS), 'Coppice House' is an attractive, detached character cottage that also offers the most superb open rural views. Approached by a long gated driveway and leading in turn, through the beautiful gardens and woodland with a reception turning circle, providing access to the Garage/Workshop, the property's entrance and also onto the delightful formal lawns and gardens. The internal accommodation briefly comprises of Reception Hallway, Sitting Room, Dining Kitchen, Pantry, Cloakroom, Utility Room, Boot Room and Study to the Ground Floor. The Reception Landing provides access to the Master Bedroom with En-Suite Shower Room, two further Bedrooms and Family Bathroom. Externally, the gardens simply must be viewed to fully appreciate the ever-changing natural colours throughout the meticulously maintained and well stocked flower beds and also the panoramic views across to the Wolds, complete with pond, a south facing terrace with pergola, a large patio area to the rear of the property and a further patio area with large timber Summer House, Greenhouse, and various seating areas throughout the woodland. An early viewing is highly recommended.





SERVICES

Mains electricity and water. Drainage to a septic tank. Oil fired central heating.

EPC RATING – F.

COUNCIL TAX BAND – D (West Lindsey District Council).

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Leaving Market Rasen by heading north on the B1202 (George Street leading onto Caistor Road) which leads onto the A46 continue for approx 4 miles through the hamlet of Usselby then turn left onto the B1434, continuing through the hamlet of Holton Le Moor and into the village of Moortown. Continue straight at the cross roads for approx. 0.5 miles and turn right onto 'Smithfield Road' and the property can be found on the right hand side via five bar gated driveway.





LOCATION

Moortown is a picturesque rural hamlet to the north of Market Rasen and is ideally situated within the catchment area of the popular Caistor Grammar School. Caistor is a historic, picturesque market town located on the Viking Way just on the northern border of the Lincolnshire Wolds, enjoying a wonderful variety of traditional and independent retail outlets, amenities, doctors, excellent schooling (Caistor Grammar School - Ofsted Graded 'Excellent' and Caistor Church of England Methodist Primary School - Ofsted Graded 'Good').

FRONT PORCH

Covered front Porch with original tiled flooring and stained glass windows that also may be utilised as a handy log store.



ENTRANCE HALL

Hardwood entrance door opening into the welcoming Entrance Hallway with staircase rising to the first floor with a bespoke fitted Study and filing area beneath, ceiling light point, doors to the Cloakroom, Dining Kitchen and Sitting Room and concealed high level cupboards, one of which housing the electrical consumer unit.

SITTING ROOM

20' 6" x 12' 7" (6.25m x 3.86m) Triple aspect views provided via uPVC windows to the front, side and rear elevations, original feature fireplace with tiled surround, mantle with open grate, picture rail, two radiators and three wall light points.



CLOAKROOM

6' 3" x 3' 10" (1.93m x 1.17m) With high level cistern, frosted window to the rear elevation, wash hand basin with tiled splash-back, ceiling light point and radiator.

DINING KITCHEN

12' 6" x 12' 4" (3.82m x 3.78m) A spacious, bright triple aspect Kitchen with adjoining Dining Area, solid wood flooring and double glazed window to the front and side elevations.

DINING AREA

8' 2" x 9' 2" (2.49m x 2.81m) Terracotta tiled flooring, double glazed window to the rear elevation, high level decorative shelf with hooks, ceiling light point and wall mounted TV point.



PANTRY

7' 2" x 3' 1" (2.20m x 0.95m) A walk-in Pantry with a useful array of fitted shelving and ceiling light point.



UTILITY ROOM

8' 7" x 7' 8" (2.62m x 2.36m) Bespoke antique cream painted units to comprise of a double storage unit and base level units with contrasting work surface over and ceramic butler sink with granite work surface to each side and mixer tap over, ceramic tiled flooring, space for fridge freezer, space for washing machine, double glazed window to the front elevation, ceiling light point, feature ceiling beam and step down to the Boot Room.

BOOT ROOM

8' 7" x 7' 3" (2.63m x 2.21m) Ceramic tiled flooring, tongue and groove timber feature panelling to half walls, double glazed window to the rear elevation, hardwood entrance door to the rear garden with inset glazed panel, cloaks hanging area with original cloaks hooks, bespoke fitted storage cupboard with adjoining umbrella/walking stick stand, ceiling light point and step up and door to the Study.



STUDY

10' 4" x 7' 3" (3.16m x 2.21m) (measured to shelves) A range of fitted shelving to both far walls, double glazed window to the rear elevation, ceiling light point and radiator.

FIRST FLOOR LANDING

The original painted spindle staircase with polished handrail rising to the First Floor, dual aspect views provided by double glazed windows to the front and rear elevations, ceiling light point, loft access hatch to ceiling, radiator and doors to all principal rooms.



BEDROOM ONE

11' 3" x 11' 6" (3.45m x 3.52m) plus 4' 3" x 4' 2" (1.31m x 1.29m) Enjoying dual aspect views with double glazed windows to the front elevation and side elevations, ceiling light point, radiator, a range of fitted wardrobes, original feature fireplace and opening to the En-Suite.

EN-SUITE

5' 2" x 8' 4" (1.58m x 2.55m) Having a fully tiled shower cubicle with direct feed shower, WC, wash hand basin, double glazed window to the rear elevation, radiator and ceiling light point.



BEDROOM TWO

12' 4" x 12' 10" (3.76m x 3.93m) Painted exposed floorboards, dual aspect views provided by double glazed windows to the front and side elevations, feature fireplace with tiled hearth and fitted shelves to one chimney breast recess.



BATHROOM

Painted exposed floorboards, frosted double glazed window to the rear elevation, radiator, ceiling light point, WC, wash hand basin with decorative tiled splash-backs, original cast iron bath with separate taps and further decorative tiled splash-backs.

BEDROOM THREE

12' 8" x 7' 1" (3.87m x 2.18m) Currently utilised as a Dressing Room with double glazed window to the side elevation, radiator and ceiling light point.

OUTSIDE

Set on the outskirts of Moortown in grounds totalling approx 1.9 Acres (STS), a long drive leads through the mature lawns and woodland area of the garden to the main reception parking area with access to the attached Garage/Workshop and an additional five bar gate also providing an alternative entrance if required. A gated archway opens onto the extensive rear patio area with views across the formal gardens onto the pond, Summer House and beyond onto the far-reaching rural views. The formal lawns extend around the property with large flowerbeds and borders that have been landscaped and well planned by the current vendor to provide impressive seasonal colours and attract wildlife throughout, dotted with mature shrubs and trees to provide additional attractive foliage. To the woodland areas of the garden, there are working garden areas with raised vegetable beds, compost heap and space for Garden Sheds and Green House with power.



GARAGE / WORKSHOP

12' 10" x 8' 6" (3.92m x 2.60m) Double timber doors with ceiling light point, power and window to the front elevation.



WEBSITE

Our detailed website show 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

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 and Home Property Lawyers 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 Walker 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.

Westlaby Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Westlaby Financial Services we will receive 30% of the fee which Westlaby Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Westlaby Financial Services will pay between £10 and £30 commission to the individual member of staff who generated the appointment.

BUYING YOUR HOME

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:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein a not verified.

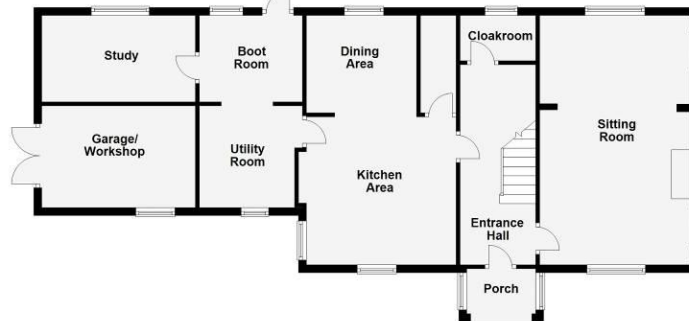


Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Siver Street, Lincoln, LN2 1AS.



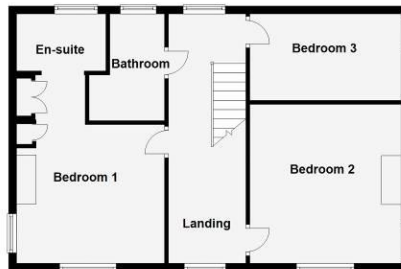
Ground Floor

Approx. 95.3 sq. metres (1027.0 sq. feet)



First Floor

Approx. 61.5 sq. metres (662.0 sq. feet)



Total area: approx. 157.8 sq. metres (1699.0 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 PlanIt.jp

Coppice House, Moortown

**29 – 30 Silver Street
Lincoln
LN2 1AS**

www.mundys.net

01673 847487

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.