



## Woodhill Cottage, Old Gallamore Lane

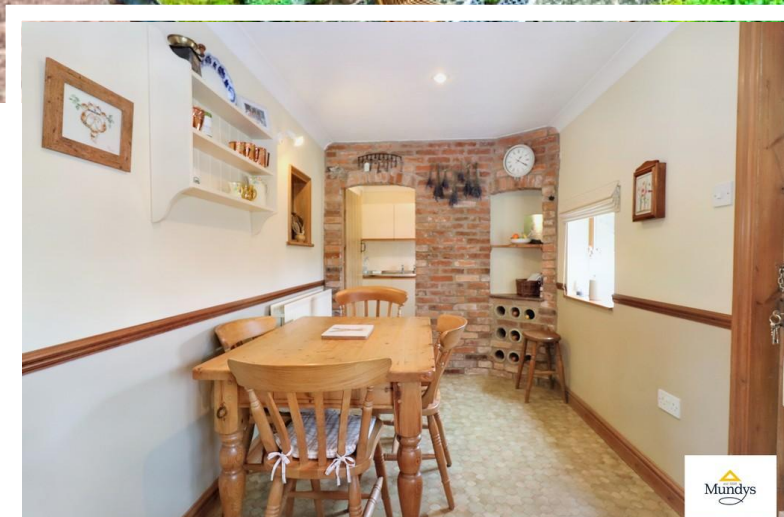
Middle Rasen, Market Rasen, LN8 3US

**£330,000**

Woodhill Cottage is a wonderfully welcoming character home, conveniently situated down a 'no through' lane in the picturesque and popular village of Middle Rasen. The well-proportioned internal living accommodation is full of noteworthy features throughout and briefly comprises of Entrance Porch, Dining Kitchen, Utility Room, Sitting Room, Lounge Reception Landing with Study Area, Family Bathroom, Master Bedroom with En-Suite Shower Room and two further Bedrooms. The property also enjoys a generous plot and beautiful South-facing rear garden complete with Summerhouse, Greenhouse, Garden Shed, Log Store, a block paved driveway providing off-road parking for two vehicles and a large detached Double Garage.



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**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – D

**COUNCIL TAX BAND** – C

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

**TENURE** - Freehold.

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

**DIRECTIONS**

From our office on Queen Street bear left on the A631, turn right onto the B1202 and then turn left onto Gallamore Lane (A46). At the fork in the road turn right onto Old Gallamore Lane, proceed along and the property is located on the left hand side.



## LOCATION

Middle Rasen is a village situated approximately 1 mile West of the larger town of Market Rasen and benefits from a Post Office, Village Shop, Primary School (Ofsted Graded 'Good') St Peter's Church and Methodist Chapel, Village Hall, Bowling Green and a variety of community groups and events. Market Rasen is a thriving Market Town situated on the edge of the Lincolnshire Wolds with the added benefit of a train station and bus services providing regular links to larger Towns and City networks. The Town is renowned for its Golf Course and Racecourse and also has a wonderful range of local independent retail outlets, regular markets in the cobbled market square, various restaurants, boutique hotel and guesthouses, public houses, library, health care providers and good local schooling; Primary Schooling – Market Rasen C of E Primary (Ofsted Graded 'Good'), Secondary Schooling – De Aston School (Ofsted Graded 'Good').



## ACCOMMODATION

### ENTRANCE PORCH

Having original hardwood entrance door with glazed inset panels opening into the useful Porch area and feature windows to each side elevation and reclaimed red quarry tiled flooring.

### KITCHEN/DINER

22' 8" x 6' 11" (6.92m x 2.12m), a traditional farmhouse country kitchen with a Kitchen Area, Dining Area and doors leading to the Sitting Room and the Utility Room. The Kitchen Area has a comprehensive range of fitted oak units and drawers to base level with contrasting work surfaces over, inset stainless steel 1½ bowl sink unit with mixer tap over, space for a dishwasher, tiled upstands, four ring gas hob with extractor above, chest-level integral double oven and grill, further complimenting units to eye-level, recessed downlighting, uPVC window to the front elevation and tile-effect vinyl flooring. The Dining Area has ample space for a generous sized table and chairs, dado rail, exposed brick feature wall, feature alcove, drinks rack/storage, uPVC window to the front elevation, radiator, tile-effect vinyl flooring, recessed downlighting, wall light point and a frosted glazed internal feature window to the Lounge.



### UTILITY ROOM

6' 11" x 7' 0" (2.12m x 2.14m), having fitted units to base level with contrasting work surfaces, tiled upstands, space for washing machine below, inset stainless steel sink unit with individual taps over, further complimenting units to eye level, wall-mounted gas-fired central heating boiler, water softener, tile-effect vinyl flooring, radiator, coat hanging space, ceiling light point and uPVC window to the front elevation.



### SITTING ROOM

11' 7" x 12' 0" (3.55m x 3.67m), having large exposed brick inglenook feature fireplace with reclaimed York stone hearth, inset multi-fuel gas-fired burner, feature alcove, shelving, storage cupboard to one chimney breast alcove, wall light points, ceiling light point, original pine picture rail, skirting boards and architrave, uPVC window to the rear elevation, radiator, door to a large understairs storage cupboard with shelving and door to Rear Hall.



#### REAR HALL

Having ceiling light point, hardwood door to the South-facing rear garden with covered Portico above, wide staircase to the First Floor Landing and door to the Lounge.

#### LOUNGE

12' 7" x 11' 9" (3.85m x 3.59m), having feature fireplace with open grate, pine surround and black quarry tiled hearth, open chimney breast recesses, original stripped pine floorboards, ceiling light point, picture rail, internal frosted feature window to the Dining Kitchen, uPVC window to the rear elevation and radiator.

#### RECEPTION LANDING

A large, welcoming Reception Landing that is currently utilised as an additional Study area, with original feature arch to the staircase, doors to all principal First Floor rooms, uPVC window to the front elevation, radiator and ceiling light point.



#### BEDROOM ONE

13' 1" x 12' 0" (3.99m x 3.66m), having a powder blue feature fireplace, large built-in wardrobes to each chimney breast recess, ceiling light point, radiator, uPVC window to the rear elevation, picture rail and door to the Shower Room.

#### SHOWER ROOM

Having frosted uPVC window to the rear elevation, radiator, original colour-washed pine floorboards, ceiling light point, extractor and enclosed fully-tiled shower cubicle with electric shower.



#### BEDROOM TWO

12' 4" x 12' 0" (3.78m x 3.66m), having a feature fireplace, ceiling light point, radiator, uPVC window to the rear elevation, loft access hatch to the ceiling and built-in airing cupboards with shelving and housing the hot water cylinder.

#### BEDROOM THREE

10' 0" x 6' 10" (3.06m x 2.10m), having uPVC window to the side elevation, radiator and ceiling light point.

#### FAMILY BATHROOM

10' 1" x 6' 11" (3.08m x 2.13m), a modern Bathroom suite fitted within the last four years with part-frosted uPVC window to the side elevation, large panelled bath with tiled upstands and direct feed shower wand handset over, WC, vanity wash hand basin, wall light points, extractor, original stripped pine floorboards and radiator.



#### OUTSIDE

Enjoying a larger than average South-facing rear garden that is fully fenced and naturally screened by well-established and maintained shrubbery and trees, with well-stocked flowerbed borders, Greenhouse, Garden Shed, covered Log Store and timber Summerhouse. There is a reclaimed York stone paved patio area and paved pedestrian pathways/stepping stones around the beautiful garden. There is a side pedestrian gate to the driveway and pedestrian doorway leading to the detached Double Garage. The Front Garden benefits from a large block paved driveway in front of the Double Garage with brick wall front boundaries and a gated pedestrian front entrance pathway leading to the front door.



**WEBSITE**

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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 them we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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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**

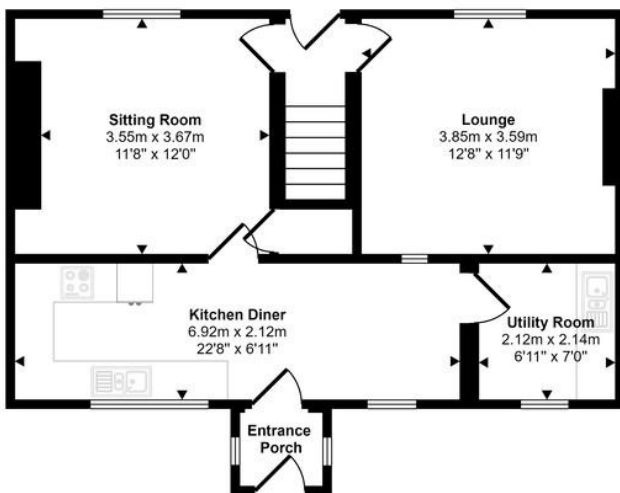
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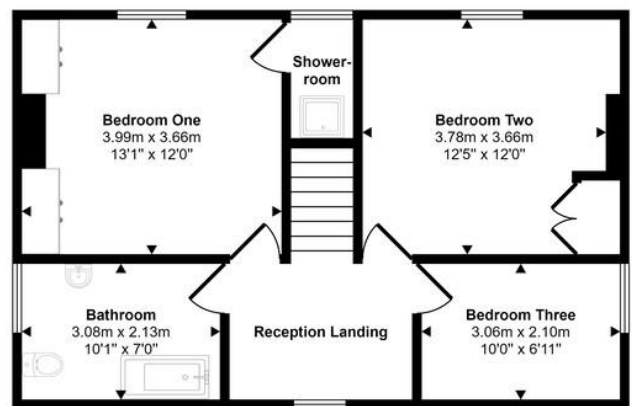
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Approx Gross Internal Area  
112 sq m / 1200 sq ft



Ground Floor  
Approx 57 sq m / 609 sq ft



First Floor  
Approx 55 sq m / 591 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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