



## Dyson House, Brigg Road, South Kelsey, Market Rasen, LN7 6PQ

**£520,000**

Dyson House - a beautifully presented, extended and maintained character cottage dating back to mid-18th century with the added benefit of 1.7 Acres (STS) including a Paddock and two Stables. The property itself has been sympathetically updated and extended in recent years, whilst retaining those character features and a wonderfully welcoming feel throughout. The well planned living accommodation briefly comprises of Reception Hallway, Lounge with feature fireplace and inset log burner, Garden Room, WC, Dining Room, Open Plan Breakfast Kitchen with a variety of integrated appliances to the Ground Floor and Four Bedrooms, En-suite and Luxury newly fitted Family Bathroom to the First Floor. Externally there are a variety of useful outbuildings to include Detached Double Garage, Two Stables, Feed Store, Tack Room, Wood Store and Gardeners WC. The formal gardens with a variety of fruiting trees, including damsons, apples, pears, medlars and hazelnuts and leads onto the private and secluded Paddock, bordered by trees, that benefits from only one point of access to ensure safety and security for animals. 'Dyson House' simply must be viewed to fully appreciate everything it has to offer!



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**SERVICES**

Mains electricity, water and drainage. Oil Central Heating.

**EPC RATING – D.**

**COUNCIL TAX BAND – D**

**LOCAL AUTHORITY -** West Lindsey District Council

**TENURE -** Freehold.

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

**LOCATION**

South Kelsey is a picturesque rural village to the north of Market Rasen and is ideally situated within the catchment area of the popular Caistor Grammar School. The village itself also benefits from a public house 'The Bull Inn', village playing field, Village Hall and to the outskirts of the village the popular 'Hall Farm Park' visitor farm attraction. Caistor is an 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').



## DIRECTIONS

Leaving Market Rasen 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 and then turn left onto the B1434. Continue through the hamlet of Holton Le Moor and into the village of Moortown. Turn left at the cross roads onto Kelsey Road and follow this for approx. 2 miles and enter the village of South Kelsey. At the crossroads, turn right onto Brigg Road and then the property can be found on the right hand side, just beyond the 'S' bend.

## RECEPTION HALL

Having composite entrance door, staircase rising to the First Floor, open understairs recess, door leading to a useful storage cupboard, radiator, wall light points, wood effect laminate flooring, stripped pine double doors with inset frosted panels to the Dining Room and stripped pine doors to the Kitchen and to the Lounge respectively.

## LOUNGE

13' 3" x 25' 1" (4.05m x 7.66m) A spacious reception room with feature beams to ceiling, tri-aspect views provided by uPVC windows to the rear, side and front elevations, the focal point being the large exposed brick feature fireplace with inset rustic oak mantle and large log burner. This wonderful living space also benefits from parquet flooring, wall light points, radiators and a cupboard housing the electrical consumer unit.

## GARDEN ROOM

12' 9" x 11' 6" (3.91m x 3.53m) Having uPVC windows and French style doors to the gardens, underfloor heating, tiled flooring, wall light points, partially exposed brick feature walls and pillars.

## WC

Having WC, wash hand basin, tiled flooring, ceiling light point and uPVC frosted window to the rear elevation.

## DINING ROOM

11' 11" x 12' 11" (3.65m x 3.96m) Dual aspect views provided by uPVC windows to the front and side elevations, radiator, ceiling light point and wood effect laminate flooring.

## BREAKFAST KITCHEN

18' 2" x 11' 3" (5.56m x 3.43m) A generously proportioned open plan Breakfast Kitchen with a comprehensive range of fitted cream finished shaker style units and drawers to base level with contrasting oak work surfaces above, patterned mosaic effect tiled upstands, further complementing larder style units to the far wall and a large central island breakfast bar area with fitted cupboards, power points/sockets and low level feature lighting points, integral four ring gas hob with extractor hood above, integral dishwasher, integral electric fan oven, integral microwave, space for washing machine, integral fridge and freezer, inset ceramic Belfast sink with mixer tap over, dual aspect views provided by uPVC windows to the side and rear elevations, tiled flooring, ceiling light point, composite door to the rear gardens and two radiators.





#### FIRST FLOOR LANDING

Large Reception Landing with stripped pine doors to all principal first floor rooms, radiator, ceiling light point, ceiling loft access hatch and uPVC window to the front elevation.

#### BEDROOM ONE

12' 11" x 9' 7" (3.95m x 2.94m) Having uPVC window to the rear elevation, radiator and ceiling light point.

#### EN-SUITE

Having tiled effect vinyl flooring, fully tiled walls, recessed downlighting, extractor, wash hand basin, WC, frosted uPVC window to the rear elevation, heated towel rail radiator and an enclosed fully tiled shower cubicle with bi-folding door and 'Triton' electric shower.



#### BEDROOM TWO

13' 0" x 14' 7" (3.97m x 4.45m) Dual aspect views provided by uPVC windows to the front and side elevations, ceiling light point and radiator.

#### BEDROOM THREE

11' 4" x 6' 7" (3.46m x 1.99m) Having uPVC window to the front elevation, ceiling light point and radiator.

#### BEDROOM FOUR

11' 4" x 6' 7" (3.46m x 1.99m) (Currently utilised as a Study) Having uPVC window to the side elevation, ceiling light point and radiator.

#### BATHROOM

14' 4" x 10' 11" (4.38m x 3.34m) Recently fitted luxury Bathroom with superb views across the rear gardens, a large walk-in shower cubicle with aqua-panelling, direct feed double head shower and full length glazed splashscreen, freestanding clawfoot roll top bath with telephone style mixer tap and handset over, WC, wash hand basin, non slip vinyl flooring, uPVC window to the rear elevation, uPVC frosted window to the side elevation, recessed downlighting, extractor, radiator and large built-in airing cupboards with shelving and also housing the pressurised hot water tank and shower pump.



#### OUTSIDE

Extending in total to just over 1.7 Acres (STS), the property is accessed via large five bar gates opening onto the large pebble finished return driveway leading in turn to the large Greenhouse (15ft x 8ft) with auto-opening ceiling hatches and to the Large Detached Garage providing ample, secure parking for multiple vehicles. As the only access point into the property, this ensures limited access and total privacy for the extensive paddocks to the rear of the gardens - ideal for equestrian use.

The formal lawns extend beyond the Stables (having power and water connections) and Crew Yard hardstanding area with mature shrubbery and trees and a gravel path leading to the Paddock. The Paddock is wonderfully secluded by well-established woodland/tree borders. The vendors advise us that the Paddock is ragwort free.





## BOILER ROOM

(Adjacent to the Kitchen and accessed externally) Housing the floor standing oil fired central heating boiler.

## DOUBLE GARAGE

19' 1" x 16' 11" (5.82m x 5.17m) Having two up and over doors, power, lighting, large eaves storage offering potential to be further converted/utilised (subject to necessary consents). Situated to the rear of the Garage there is a Gardener's WC, Tack Room and Wood Store.

We understand that the previous owner was successfully granted planning consent in 2015 (now lapsed) for lifting the roof of the Garage to create a self-contained annexe and/or large home office with a shower room, kitchen area and bedroom with Juliette balcony under Planning Application Number 133656 (West Lindsey District Council)

## GARDENER'S WC

Having WC, wash hand basin and window to the rear elevation.

## WOOD STORE

10' 6" x 5' 4" (3.22m x 1.64m) Open archway leading to the generous covered log storage area with windows to the rear elevation.

## TACK ROOM

8' 7" x 5' 10" (2.62m x 1.80m) Having window to the rear elevation, power and lighting.

## STABLE ONE

11' 7" x 11' 3" (3.54m x 3.45m)

## STABLE TWO

11' 6" x 11' 3" (3.53m x 3.43m)

The partition wall between the two stables has been removed.

## FEED STORE

11' 10" x 11' 6" (3.61m x 3.53m)

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Sale & Betteridge, Ringwood Law LLP, Burton and Co, Bridge & Parnell, Dale & Co and Gilson Gray 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. 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.

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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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### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you 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.

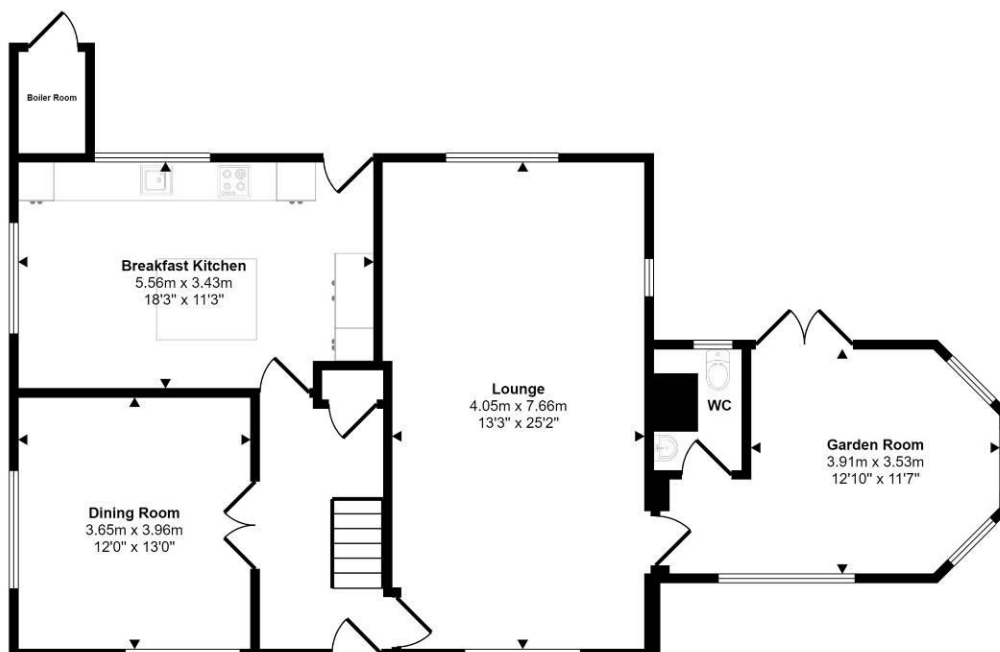
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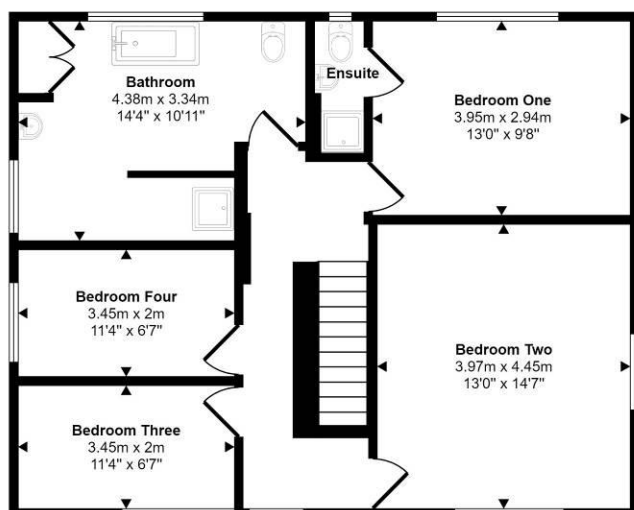
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Approx Gross Internal Area  
168 sq m / 1810 sq ft



#### Ground Floor

Approx 96 sq m / 1035 sq ft



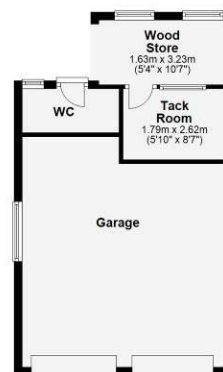
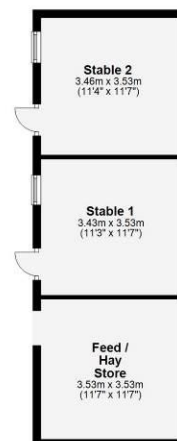
#### First Floor

Approx 72 sq m / 775 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.

#### Ground Floor

Approx. 79.3 sq. metres (854.1 sq. feet)



Total area: approx. 79.3 sq. metres (854.1 sq. feet)

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