



Weavers, Sandy Lane

Tealby, Market Rasen, LN8 3YF

£699,999

Nestled upon a generous plot of with unrivalled open field views to all elevations, 'Weavers' is a substantial detached character cottage beautifully situated towards the edge of the highly desirable village of Tealby. With great attention to detail taken and no expense spared during the process, the present owners have vastly improved and empathetically extended the property during their ownership - successfully intertwining the important original character feel of the cottage whilst creating welcoming, flexible and well-planned living accommodation that is more suited to our more modern day living requirements. The property also benefits from a vast attached Triple Garage and Workshop with electric roller doors, high level ceilings and a large fully boarded loft space above - offering a fantastic and endless potential (subject to necessary consents). The property itself offers welcoming living accommodation spread across two floors, briefly comprising of Entrance Hall, Lounge, Open Plan Living Dining Kitchen with adjoining Garden Room, Utility Room, Boot Room, Sitting Room (currently used as a Study), Master Bedroom with En-Suite Bathroom, Family Shower Room and three Further Bedrooms. Externally the property enjoys a large return-gated Driveway and there is access to the rear Garden with a delightful patio & Summer House. There is a paddock beyond the garden, which would extend the plot to approximately 1 Acre (STS), **which is available by separate negotiation.**



Sandy Lane, Tealby, Market Rasen



SERVICES - Mains electricity and water. Drainage to a septic tank. Oil fired central heating. Under floor heating to the Garden Room and Kitchen and Dining Areas.

EPC RATING – E

COUNCIL TAX BAND – F

LOCAL AUTHORITY - West Lindsey District Council

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Tealby is a highly desirable and picturesque village situated in the Lincolnshire Wolds, an Area of Outstanding Natural Beauty, approximately 3 miles north-east from the town of Market Rasen. The village has a thriving local community which also includes a Primary School (OFSTED Graded 'Outstanding'), a Community-run Village Shop that offers fantastic local produce, the Village Hall and Church, Children's Park, Bridal Boutique, Public House, Tearoom, Tennis courts and Bowls Club and on the edge of the village is 'Sunnyside Farm Shop' which also offers a wealth of local products and Tea Rooms. There are many pleasant walks in the beautiful surrounding countryside via 'The Viking Way' and cycle routes that are also highly recommended.





ACCOMMODATION

RECEPTION HALL

12' 2" x 11' 10" (3.71m x 3.63m) Covered portico leading to the front uPVC double glazed entrance door, opening into the welcoming Reception Hallway with tiled flooring, radiator, feature beams to ceiling, recessed ornate display alcove with cupboard below, recess for dresser/bookshelves, staircase leading to the first floor with under stairs built-in storage and study area and doors to Sitting Room, Kitchen and WC.

WC

8' 1" x 5' 6" (2.47m x 1.70m) Having tiled flooring, fitted airing/storage cupboard and archway leading to the cloakroom area with frosted double glazed window to the rear elevation, WC, wash hand basin, feature beams to ceiling, tiling to part walls and splash-backs and picture light point.

SITTING ROOM

20' 2" x 12' 4" (6.17m x 3.76m) Enjoying superb tri-aspect countryside views via uPVC double glazed windows to the front, side and rear elevations, having feature beams to ceiling, two wall light points, two radiators and feature fireplace with hardwood ornate surround and an inset log burner.

OPEN PLAN LIVING DINING KITCHEN

The heart of the home, this superb living space has been further enhanced by the welcome addition of a bespoke oak framed Garden Room extension.



KITCHEN AREA

'English Revival' shaker style fitted kitchen with a comprehensive range of high quality fitted units with a complimenting large dresser style unit to one wall with a range of fitted units, drawers and display shelving with feature down-lighting and treated solid oak work surface. The Aga is set to the Inglenook style recess on the opposite wall, with feature recessed down-lighting, concealed extractor and tiled splash-backs and up-stands and side fitted cupboard surrounds, treated solid oak work surface to work areas with further cupboard above. The central island offers a perfect entertaining and work area space with its eye-catching mottled black granite work surface that finishes with the diamond shaped solid oak breakfast bar area and discreet pop up power points. There is an inset brushed stainless steel sink unit with mixer tap over, integral dishwasher, microwave and wine/drinks rack. Further complimenting larder style large cupboards surround the American style fridge freezer alcove (the appliance itself may be included within the sale if required and at the Vendors discretion). A bespoke door leads to the Pantry, door to the Utility Room and opening leading onto the Dining Area and Garden Room. Wood effect ceramic tiled flooring and recessed down-lighting.



DINING AREA

8' 7" x 13' 4" (2.64m x 4.08m) With a continuation of the wood effect ceramic tiled flooring with and recessed down-lighting, the generous sized Dining Area also has a radiator and wall mounted TV point.





GARDEN ROOM

8' 4" x 11' 0" (2.55m x 3.37m) A stunning bespoke extension by locally sourced experts, Country Oak Frames of Willingham, with a continuation of the wood effect ceramic tiled flooring and recessed down-lighting, the beautiful exposed oak woodwork and trusses frame tri- aspect views across the beautiful grounds with double doors opening onto the rear patio for alfresco dining. There are 5 amp floor sockets to each corner of the room, two Velux style windows to ceiling and a feature external lantern.

PANTRY

3' 10" x 6' 3" (1.18m x 1.91m) Situated to the left of the Aga Inglenook, having a ceiling light point, shelving, electrical consumer unit and heating controls.



UTILITY ROOM

8' 3" x 13' 9" (2.52m x 4.20m) A generous sized Utility Room having wood effect tiled flooring, recessed down-lighting, shaker style fitted units with inset stainless steel sink unit, contrasting work-surface with tiled splash-backs and spaces for a washing machine and tumble dryer below, uPVC double glazed door and window to the rear elevation, frosted double glazed window to the front elevation, radiator, large fitted cupboards with shelving and also partly housing the floor standing 'Worcester Bosch' oil fired central heating boiler. Steps lead up to the Rear Lobby Boot Room.

REAR LOBBY BOOT ROOM

7' 4" x 9' 3" (2.25m x 2.82m) Providing access to the Workshop and Garage Block and also the Lounge/Studio. Motion sensed recessed down-lighting, wood effect tiled flooring and cloaks hanging area/ storage space.



LOUNGE / STUDIO

16' 10" x 11' 2" (5.14m x 3.41m) A versatile living space would make a fantastic cosy Reception Room or an excellent work from home office and studio space. Having dual aspect views across the gardens provided by two large double glazed windows to the rear and side elevations, laminate flooring, recessed down-lighting and a wall mounted TV point.

FIRST FLOOR LANDING

Having radiator, recessed down-lighting, ceiling loft access hatch, doors to all principal first floor rooms and a built-in storage cupboard.



MASTER BEDROOM

10' 11" x 15' 3" (3.35m x 4.66m) Having double glazed window to the front elevation, ceiling light point, radiator, a range of fitted bedroom furniture, TV point, radiator and door to the En-Suite.

EN-SUITE

4' 7" x 11' 10" (1.41m x 3.61m) Having double glazed window to the rear elevation, recessed down-lighting, towel rail/radiator, tiled flooring and to majority walls, panelled bath with handheld shower-head wand over, WC, vanity wash hand basin with vanity mirror above and two up-lighters.



BEDROOM TWO

11' 11" x 10' 8" (3.64m x 3.27m) Having double glazed window to the front elevation, ceiling light point, a built-in wardrobe, TV point and radiator.

BEDROOM THREE

12' 0" x 8' 6" (3.67m x 2.61m) PLUS 3' 2" x 1' 5" (0.98m x 0.45m) Having double glazed window to the front elevation, ceiling light point, a built-in wardrobe and radiator.

BEDROOM FOUR

11' 5" x 8' 3" (3.49m x 2.53m) MAX Having double glazed window to the rear elevation, ceiling light point and radiator.



FAMILY BATHROOM

4' 7" x 12' 6" (1.40m x 3.83m) Having double glazed window to the rear elevation, recessed down-lighting, two up-lighters, towel rail/radiator, tiled flooring and to majority walls, walk-in shower cubicle with sliding doors and direct feed shower, WC and vanity wash hand basin with vanity mirror.

OUTSIDE

The formal gardens are set predominately to lawn with mature trees, shrubs and an extensive paved patio area running the entirety of the rear elevation providing ample space for outside seating and dining. There is a paddock beyond the garden, which would extend the plot to approximately 1 Acre (STS), **which is available by separate negotiation.**



TRIPLE GARAGE

40' 7" x 19' 7" (12.37m x 5.98m) Having pull down loft ladder providing access to the large fully boarded loft space running the entirety of the garage bays and providing further space utilisation potential. The Garage has a variety of power points, LED zoned strip lighting and high level bays with three electric roller doors. Step up and opening to the Workshop.

WORKSHOP

18' 3" x 13' 6" (5.57m x 4.14m) MAX With LED strip lighting, eaves storage and electric consumer unit.

SUMMERHOUSE

8' 11" x 15' 5" (2.72m x 4.71m) MAX Timber Summerhouse with double doors, power, lighting and windows to the front and side elevations.



WEBSITE
Our detailed website shows 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 murdys.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, Dale & Co and Gilson Gray 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 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.

Clearings will be able to provide information and services they offer relating to removals. Should you decide to instruct them we will receive a referral fee of up to £125.

Murdys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Murdys 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.

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. Murdys makes every effort to ensure these details are accurate however they are for themselves and the vendors (Lesors) for whom they act as Agents give notice that:

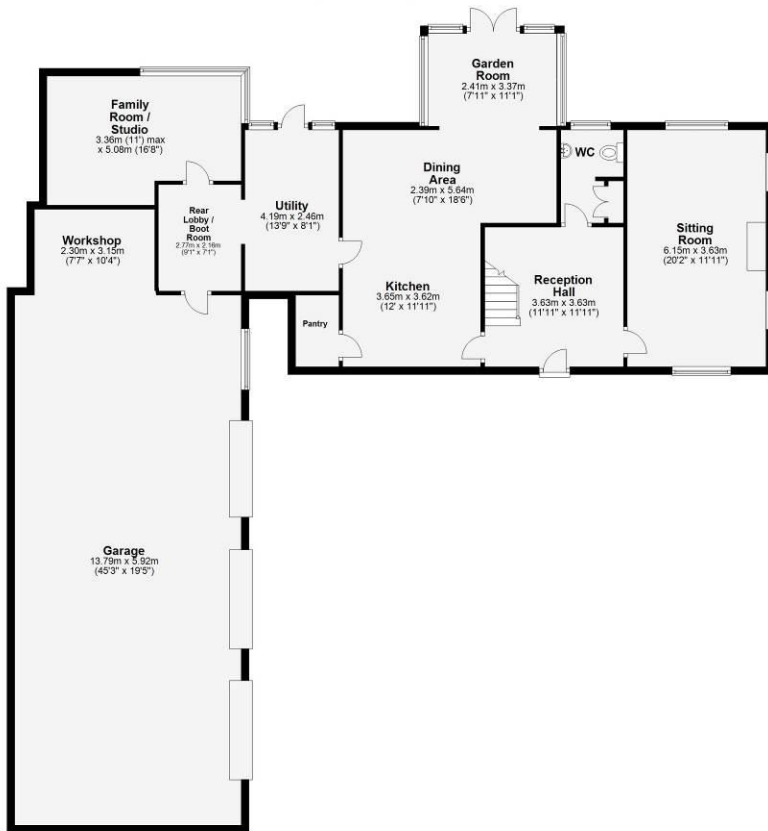
- The details are a general outline of guidance only and do not constitute any part of an offer or contract. No person in the employment of Murdys has any authority to make or give representation or warranty in relation to this property.
- All descriptions, dimensions, references to condition and necessary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

Regulated by RICS. Murdys is the trading name of Murdys Property Services LLP registered in England NO. OC 35305. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 3AS.



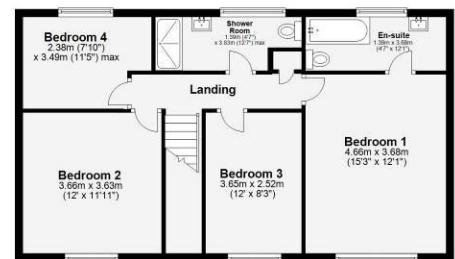
Ground Floor

Approx. 201.9 sq. metres (2173.0 sq. feet)



First Floor

Approx. 68.2 sq. metres (734.9 sq. feet)



Total area: approx. 270.1 sq. metres (2907.4 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 PlanUp.

29 – 30 Silver Street
Lincoln
LN2 1AS

www.mundys.net

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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.