



White House, 5 Cow Lane, Tealby

Market Rasen, LN8 3YB

£665,000

A fantastic opportunity to purchase this superb detached family house, situated within the heart of the village of Tealby within the Lincolnshire Wolds. The property sits on an elevated and private plot of approximately 0.4 acres (STS) with mature gardens and surrounded by woodland trees. This extended detached home has been finished to an exceptional standard and offers flexible living whilst also benefitting from a detached Annex, which could be utilised as a home working space or separate accommodation. The home features an impressive open plan Living Space with vaulted ceilings, oak frame floor to ceiling glass wall which opens into the gardens, fireplace with multi-fuel log burner and opening into a bespoke high specification Kitchen with integrated appliances. The property also boasts many original features throughout, including exposed stone walls, beamed ceilings and original doors. In further detail the accommodation comprises of Reception Hallway, Lounge, Family Room, Study, Inner Hallway with stairs rising to the First Floor and opening into the impressive Kitchen Area and open plan Living Space. Off the Kitchen there is a Utility Room and Downstairs Shower Room. The First Floor Landing leads to three large Double Bedrooms and Master Bedroom overlooking the open plan Living Space with En-Suite. There is also a Family Bathroom with a luxury bathroom suite. The detached Annex offers further living/home working space with a Kitchen Area, Living Room/Office and a Shower Room. There is also access to the detached double garage. Viewing of this property is essential to appreciate the standard of accommodation on offer and the position it sits within this sought-after village.





SERVICES

All mains services available. Gas central heating. Underfloor heating to the Hallway, Kitchen, open plan Living Space, Utility Room and Shower Room.

EPC RATING – D

COUNCIL TAX BAND – F

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Tealby is a village and civil parish in the West Lindsey district of Lincolnshire situated on the edge of the Lincolnshire Wolds and 3 miles north-east from Market Rasen. The village has a public house, tennis and bowls club, a school, village shop, a tea room and offers many pleasant walks in the surrounding countryside.



RECEPTION HALL 15' 4" x 12' 8" (4.67m x 3.86m), with external door and window, tiled flooring, fireplace with log burner, original beam ceilings and radiator.

LOUNGE 15' 4" x 12' 8" (4.67m x 3.86m), with two windows, fireplace with log burner and oak mantle above, exposed stone wall, beamed ceiling, fitted storage cupboard, wall lighting and radiator.

FAMILY ROOM 17' 0" x 12' 4" (5.18m x 3.76m), with double doors to the garden, two windows, fireplace with log burner and radiator.

INNER HALLWAY With tiled flooring, underfloor heating, coat cupboard, fitted box seat and storage cupboards with oak tops, stairs to First Floor and external door.



KITCHEN AREA 13' 8" x 9' 10" (4.17m x 3.00m), with tiled flooring, underfloor heating, bespoke fitted wall units with storage cupboards below and oak work surface, cooking area with a range of units, granite work surfaces, Rangemaster and extractor fan, spotlighting, fitted bespoke dresser, centre island with granite work surface and oak breakfast bar with base units below and pendant lighting above.

OPEN PLAN LIVING AREA 22' 1" x 16' 0" (6.73m x 4.88m), with four windows, oak frame floor to ceiling glass wall with double doors to the rear garden, tiled flooring, vaulted ceiling, underfloor heating, bespoke range of base units with granite work surfaces over and double Belfast-style sink, integral dishwasher and stone fireplace with log burner.



UTILITY ROOM 10' 8" x 5' 8" (3.25m x 1.73m), with external door, tiled flooring, underfloor heating, base units with oak work surfaces over, plumbing/space for washing machine, space for tumble dryer, extractor fan and spotlighting.

SHOWER ROOM 7' 7" x 5' 8" (2.31m x 1.73m), with tiled flooring, underfloor heating, window, low level WC, wash hand basin, shower cubicle with tiled surround and rainfall shower, spotlighting, radiator and extractor fan.

STUDY 6' 9" x 4' 3" (2.06m x 1.3m), with window and radiator.

FIRST FLOOR LANDING With Velux window, storage cupboard and access to three Bedrooms and the Bathroom.



BEDROOM 1 14' 2" x 12' 6" (4.32m x 3.81m), with window overlooking the garden, window overlooking open plan Living Space, storage cupboard and radiator.

EN-SUITE 6' 8" x 6' 0" (2.03m x 1.83m), with tiled flooring, low level WC, wash hand basin, shower cubicle with tiled surround, heated towel rail and Velux window.

BEDROOM 2 15' 4" x 12' 10" (4.67m x 3.91m), with window, storage cupboard, radiator, wall lighting and exposed stone chimney breast.



BEDROOM 3 15' 4" x 10' 11" (4.67m x 3.33m), with window, radiator, wall lighting and exposed stone chimney breast.

BATHROOM 13' 3" x 12' 2" (4.04m x 3.71m), with two windows, tiled flooring, low level WC, freestanding bath, wash hand basin, walk-in shower with tiled surround and rainfall shower over, radiator with heated towel rail, further radiator, spotlighting, extractor fan and storage cupboard.

GARAGE AND ANNEX

GARAGE 14' 9" x 13' 0" (4.5m x 3.96m), with EV charging point.

KITCHEN AREA 8' 10" x 7' 6" (2.69m x 2.29m), with external door, tiled flooring, fitted with a range of wall, base units and drawers with oak work surfaces over, tiled splashbacks, spotlighting and radiator.

SHOWER ROOM With tiled walls, tiled flooring, low level WC, wash hand basin, walk-in shower area with floor drain, heated towel rail, spotlighting and extractor fan.

LIVING ROOM / OFFICE 17' 6" x 8' 10" (5.33m x 2.69m), with two windows, double doors, tiled flooring and two radiators.

OUTSIDE The property sits on an elevated plot with a driveway providing off-street parking and giving access to the double garage. The property is surrounded by its own private gardens with secluded seating areas, lawned gardens, mature flower and shrub beds, mature trees, wildlife area, stone paved areas and paths, chicken pen, vegetable patches and timber shed.



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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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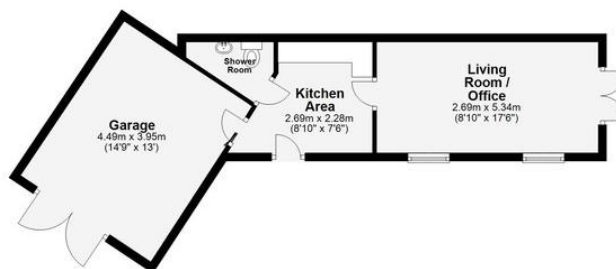
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Garage and Annex
Approx. 41.3 sq. metres (444.8 sq. feet)



Total area: approx. 261.6 sq. metres (2815.8 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
01522 510044

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01673 847487

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