



## The Old Crew Yard, Fen Road

Owmbly-by-spital, Market Rasen, LN8 2HP



Book a Viewing!

**£260,000**

A beautiful 1800s converted barn, over a thousand square feet, which has been refurbished by the current owners to a high standard throughout. The property is situated within the rural village of Owmbly by Spital and close to the Cathedral City of Lincoln and the Market Town of Market Rasen. The stunning accommodation comprises of Entrance Hall, Lounge, Kitchen Diner, two Double Bedrooms, an En-Suite Bathroom, Family Bathroom and a third Bedroom/Dressing Room. The property has been updated to a high standard whilst also retaining many original character features including original exposed beams, quarry tile flooring, stone brick walls, deep set windowsills and heightened ceilings. Outside there is a south-facing enclosed courtyard providing off-street parking with stone walls and fencing for privacy. The property further benefits from No Onward Chain and viewing is essential.







#### **SERVICES**

Mains electricity, water and drainage.  
Oil-fired central heating (The oil tank was fitted last year).

**EPC RATING** — C

**COUNCIL TAX BAND** — C

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

**TENURE** - Freehold.

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

#### **LOCATION**

Owmbly-by-spital is a village and civil parish in the West Lindsey district of Lincolnshire. It is situated approx. 2 miles east of the A15, 11 miles north of Lincoln and 8 miles west of Market Rasen. There is a local primary school situated in the neighbouring village of Normanby by Spital and is within the catchment area of local secondary schools.



### ENTRANCE HALL

With composite main entrance door, quarry tiled flooring, radiator and loft access point.

### LOUNGE

18' 11" x 11' 4" (5.78m x 3.47m), , with two UPVC triple glazed windows to the front aspect, engineered oak flooring, three glass pendant lights and two radiators.

### KITCHEN DINER

15' 2" x 13' 5" (4.64m x 4.09m), fitted with a range of stylish base units with wooden work surfaces over, ceramic 1½ bowl sink with side drainer and mixer tap over, electric oven and hob with extractor fan, washing machine, slimline dishwasher, fridge freezer with water dispenser and ice maker, freestanding larder, spotlights, radiator and three UPVC triple glazed windows to the side aspect.

### HALL

With UPVC triple glazed window to the side aspect.

### BEDROOM 1

15' 6" x 10' 9" (4.74m x 3.28m), with two UPVC triple glazed windows to the front aspect, engineered oak flooring and two radiator.

### BEDROOM 3/DRESSING ROOM

11' 9" x 8' 7" (3.60m x 2.64m), with UPVC triple glazed window to the front aspect, storage cupboard, engineered oak flooring and radiator.

### BEDROOM 2

11' 9" x 11' 9" (3.60m x 3.59m), with two UPVC triple glazed windows to the side aspect and radiator.

### EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle with electric shower, wash hand basin in a vanity unit and close coupled WC and chrome towel radiator.

### BATHROOM

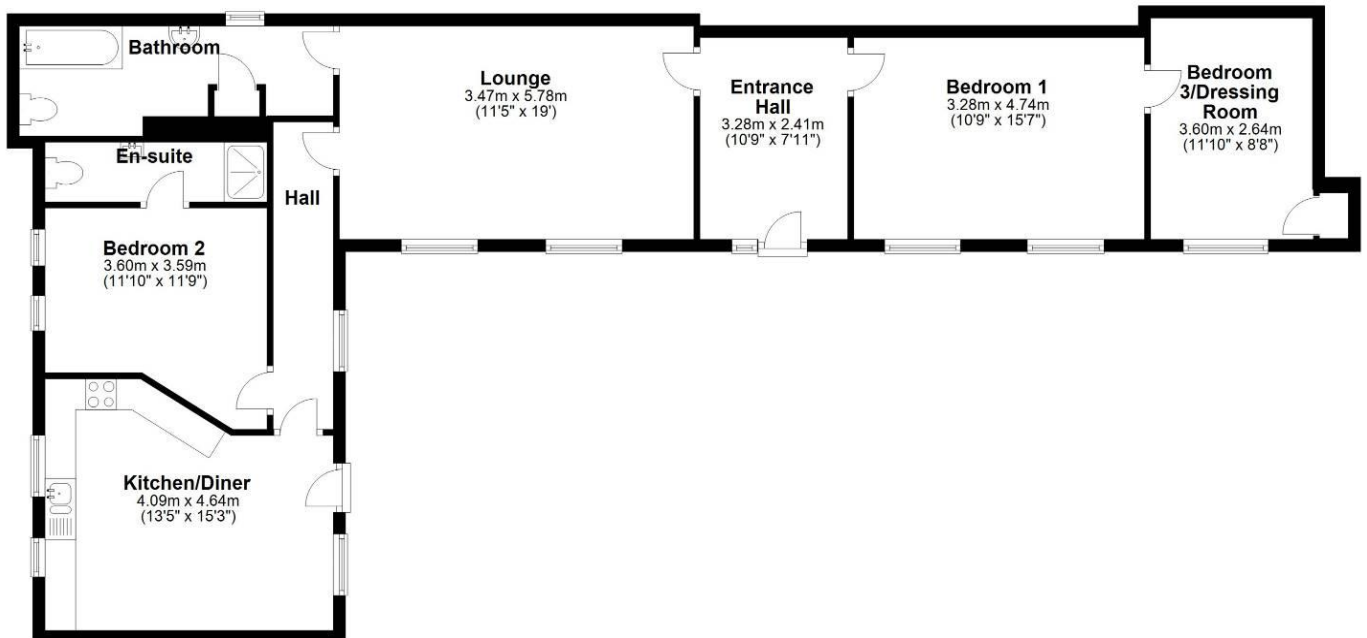
Fitted with a three piece suite comprising of panelled bath, close coupled WC and pedestal wash hand basin, tiled splashbacks, radiator, airing cupboard, oil-fired central heating boiler and double glazed window to the rear aspect.

### OUTSIDE

To the front of the property there is an enclosed south facing courtyard providing off-street parking and accessed via double gates.







For illustration purposes only.  
Plan produced using PlanUp.

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#### 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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