



## The Old Vicarage, 2 Caistor Lane

Tealby, Market Rasen, LN8 3XW

**£799,950**

This idyllic country home set in an unrivalled position within this highly desirable village in an Area of Outstanding Natural Beauty, graced with superb views from every angle and very rarely does a property of this calibre and stature come to the open market. A much loved family home for 15 years, the property has been extensively improved by the present Vendors that successfully blends wonderful character features with the more modern requirements for welcoming, beautifully presented and spacious living accommodation. The main residence is further enhanced by a fantastic self contained Studio Office with endless potential (subject to requirements and necessary consents) set within its generous plot of approx 0.5 Acres (STS). This Grade II Character Listed residence briefly comprises: Reception Hall, Three Reception Rooms with feature fireplaces, Breakfast Kitchen, Utility Room, Cl oakroom, Two WCs, Boiler/Boot Room, Reception Landing, Four Double Bedrooms, Fifth Single Bedroom, Two Bathrooms and additional First Floor WC. The Studio Barn Conversion briefly comprises; Entrance Hall, Ground Floor Kitchen, large WC, Open Plan Living Office space and additional Office space to the First Floor. The property also enjoys beautiful wraparound formal gardens and lawns with a stylish Summerhouse with Log Burner - a perfect setting for admiring the far-reaching and unspoiled views across the Vale. There is also a variety of Outbuildings/External Stores to the private rear Courtyard Garden area. The Old Vicarage - a perfect, versatile opportunity to not only own an impeccably proud home but one that's fondly entwined with long-standing Tealby history.





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**SERVICES**

Mains electricity, drainage and water. Gas fired Central Heating.

**EPC RATING** –Exempt. Grade II Listed

**COUNCIL TAX BAND** – G

**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

### ENTRANCE

Hardwood entrance door into the Entrance Hallway having exposed floorboards, staircase rising to the First Floor with under stairs recess area, doors to the front Reception Rooms and Cloaks Lobby, radiator with cover, ceiling light point and leading onto the Inner Hallway.

### LOUNGE

14' 7" x 13' 11" (4.47m x 4.25m) Delightfully inviting with an ornate feature fireplace with open grate fire, large window to the front elevation, ceiling light point, picture rail, dado rail, high level skirting, radiator and rustic exposed floorboards.

### SITTING ROOM

12' 5" x 13' 5" (3.80m x 4.09m) A cosy Second Reception Room with an ornate feature fireplace with inset log burner, exposed brick work, bespoke shelving and cupboards to each alcove, large window to the front elevation, radiator, ceiling light point, picture rail, high level skirting and painted exposed floorboards.

### CLOAKS LOBBY

6' 3" x 4' 1" (1.91m x 1.25 m) A useful and practical space with door to WC, ceiling light point, cloak hooks, radiator, high level skirting and rustic exposed floorboards.

### WC

7' 9" x 4' 4" (2.37m x 1.33m) Frosted window to the side elevation, high level WC, wash hand basin with tiled splashbacks, copper towel rail radiator, bespoke fitted cupboard with rustic exposed beam and window ledges, ceiling light point, high level skirting and rustic exposed floorboards.

### INNER HALLWAY

Partly painted timber panelling to walls, radiator, large window to the rear elevation, two ceiling light points and doors leading to the Dining Room and Kitchen respectively.

### DINING ROOM

15' 8" x 15' 2" (4.80m x 4.63m) An ideal room for entertaining with stunning tri-aspect views provided by large windows to the front and side elevations, an ornate feature fireplace with inset log burner and exposed brick surround, open alcoves, ceiling light point, picture rail, two radiators, high level skirting and rustic exposed floorboards.

### BREAKFAST KITCHEN

11' 7" x 12' 0" (3.54m x 3.68m) 4' 0" x 6' 6" (1.22m x 2m) With country farmhouse charm, further enhanced by the focal point of the inglenook style recessed farmhouse cooker point with exposed brickwork, rustic exposed hardwood plinth, open alcove providing space for American style fridge freezer, quarry tiled flooring and dual aspect views provided by two large windows to the side elevations. Fitted with a range of base units with contrasting quartzite work surfaces and upstands, inset ceramic sink with instant hot water tap and integral dishwasher and further complimenting units to eye level.







Space for dining table, recessed downlighting, kickboard heater and door to Rear Hall.

#### REAR HALL

8' 0" x 9' 6" (2.46m x 2.90m) With quarry tiled flooring, ceiling light point, hardwood entrance door to the Rear Courtyard, radiator, high level skirting, latch door to the Rear Lobby/WC and door to Utility Room.

#### UTILITY ROOM

6' 2" x 8' 10" (1.89m x 2.70m) A useful working space with fitted base units with contrasting work surface over, tiled splashbacks, inset ceramic sink unit with mixer tap, spaces for tumble dryer and washing machine below, complimenting double fitted units to eye level, quarry tiled flooring, window to the side elevation, ceiling light point, radiator and a larger style corner cupboard.



#### REAR LOBBY

3' 4" x 3' 8" (1.02m x 1.13m) Having wood effect laminate flooring, bespoke fitted store units/shoe cupboards, window to the rear elevation, ceiling light point, heating controls, door to WC and door to Boiler Room.

#### WC

3' 10" x 5' 11" (1.17m x 1.82m) Having high level WC, wash hand basin with tiled splashbacks, window to the side elevation, recessed downlighting, towel rail radiator and wood effect laminate flooring.

#### FIRST FLOOR LANDING

Spindle and balustrade return staircase with large feature window to the rear elevation rising to the Reception Landing, turning right, leading to Three Bedrooms and Bathroom, turning left to the Inner Landing and further First Floor Living Accommodation with ceiling light point, high level skirting and loft access hatch.



#### BATHROOM

5' 8" x 8' 8" (1.75m x 2.65m) Having exposed stone feature wall, panelled path with direct feed shower over, glazed side shower-screen and tiled splashbacks, WC, wash hand basin with tiled splashbacks, exposed rustic floorboards, towel rail radiator, ceiling light point and extractor.

#### BEDROOM FIVE

8' 2" x 10' 1" (2.49m x 3.08m) Currently utilised as a Dressing Room, having a large window to the front elevation, ceiling light point and radiator.

#### BEDROOM FOUR

11' 1" x 10' 10" (3.40m x 3.32m) With ornate feature fireplace with bespoke fitted wardrobes to each alcove and cupboards above, large window to the front elevation, ceiling light point and radiator.

#### BEDROOM THREE

12' 7" x 13' 4" (3.84m x 4.07m) With ornate feature fireplace and open alcoves and exposed painted floorboards, large window to the front elevation, ceiling light point and radiator.







#### INNER LANDING

Leading to Two Further Bedrooms, Bathroom and WC, large feature window with mock exposed brickwork framing to the rear elevation, radiator and four ceiling light points.

#### BEDROOM ONE

15' 10" x 15' 4" (4.85m x 4.69m) The Master Bedroom with breath-taking dual aspect views provided by large windows to the side and front elevations, ornate feature fireplace with exposed brickwork, open alcoves, ceiling light point, two wall light points, picture rail and two radiators.

#### BEDROOM TWO

11' 6" x 14' 7" (3.53m x 4.46m) Large window to the side elevation, ornate feature fireplace, ceiling light point, built in wardrobe to one alcove and radiator.

#### WC

5' 4" x 4' 7" (1.63m x 1.40m) Wood effect vinyl flooring, ceiling light point, window to the side elevation, towel rail radiator and high rise WC.

#### BATHROOM

10' 5" x 8' 9" (3.18m x 2.68m) Recently refitted luxury Bath and Shower room, large walk in glazed shower cubicle with fully textured tiled splashbacks and direct feed shower, freestanding roll topped claw foot bath, wash hand basin, large window to the side elevation with far reaching rural views, painted timber panelling to half walls, exposed rustic floorboards, ceiling light point and extractor.

#### STUDIO/ANNEX BARN CONVERSION

A detached two storey modern addition offering endless potential to be further enhanced and utilised as such a prospective purchaser requires (subject to necessary consents).

#### ENTRANCE HALL

14' 5" x 8' 3" (4.40m x 2.53m) With rustic exposed floorboards, large hardwood entrance door and glazed panel, recessed downlighting, exposed rustic feature beams, exposed rustic brick work, staircase rising to the First Floor with window to the front elevation and understairs cupboard, door to the Kitchen and door to the WC.

#### LARGE WC

7' 0" x 6' 9" (2.15m x 2.06m) With rustic exposed floorboards, recessed downlighting, WC, wash hand basin with tiled splashbacks, electric radiator and extractor.

#### KITCHEN

6' 10" x 10' 2" (2.10m x 3.10m) With a comprehensive range of fitted base units with contrasting work surface over and tiled upstands, built in fridge, electric radiator, recessed downlighting, extractor, inset ceramic butler sink and exposed rustic beam.

#### FIRST FLOOR LANDING

Return staircase leading to the first floor accommodation. Currently utilised as two large office spaces and Studio.





## OPEN PLAN OFFICE

18' 1" x 14' 0" (5.52m x 4.29m) With large feature window to the side elevation with spectacular rural views across the Vale, exposed rustic floorboards, rustic exposed beams, woodwork and brickwork, recessed downlighting, electric radiators, two Velux style windows and step up and door to Office.

## OFFICE

15' 4" x 14' 3" (4.68m x 4.36m) Having four Velux style windows, recessed downlighting, electric radiators and exposed rustic floorboards.

## OUTSIDE

Nestled upon generous grounds of approx 0.5 Acres (STS), the property is accessed off Rasen Road via a long sweeping gravelled driveway leading to the Reception Parking Area and onto the Rear Entrance and Office Studio. The Lower Lawns extend alongside the rolling hills, known locally as 'The Vale' and lead us to The Timber Summerhouse, returning towards the house, with formal garden area and stone steps leading onto the stone walled front lawns with gravelled pathway leading around the property, with superb views of the Church and to the Front Entrance with further gated pedestrian access to Caistor Lane. To the Rear of the Property is a private walled paved Courtyard with further pedestrian gated access to Caistor Lane and providing access to the Outbuildings/Outhouses, Timber Log Store and Coal Store.

## SUMMER HOUSE

A Timber Summerhouse with double doors and complimenting full length glazed side panels, three external uplighters and flagstone paved patio area. Internally the Summerhouse offers exposed rustic floorboards, two ceiling light points and corner log burner - the perfect spot for those Summer evenings.

### 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 [mundys.net](http://mundys.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 detail.

### REFERRAL FEE INFORMATION - WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland and Home Property Lawyers 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 then we will receive a referral fee of up to £125.

Westaby Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Westaby Financial Services we will receive 30% of the fee which Westaby Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Westaby Financial Services will pay between £10 and £30 commission to the individual member of staff who generated the appointment.

### 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

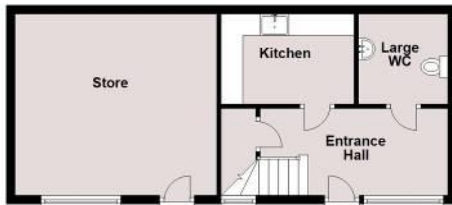
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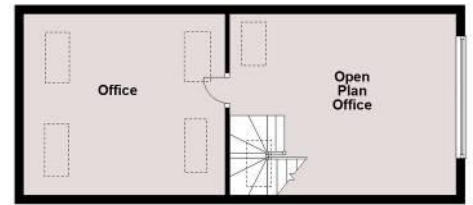
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**Ground Floor**  
Approx. 171.9 sq. metres (1849.2 sq. feet)



**First Floor**  
Approx. 154.9 sq. metres (1667.7 sq. feet)



Total area: approx. 326.7 sq. metres (3516.9 sq. feet)

For illustration purposes only.  
Plan produced using PlanUp.

**The Old Vicarage, 2 Caistor Lane, Tealby**



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