



Mill House Farm, Normanby-by-Spital, Market Rasen, LN8 2AA



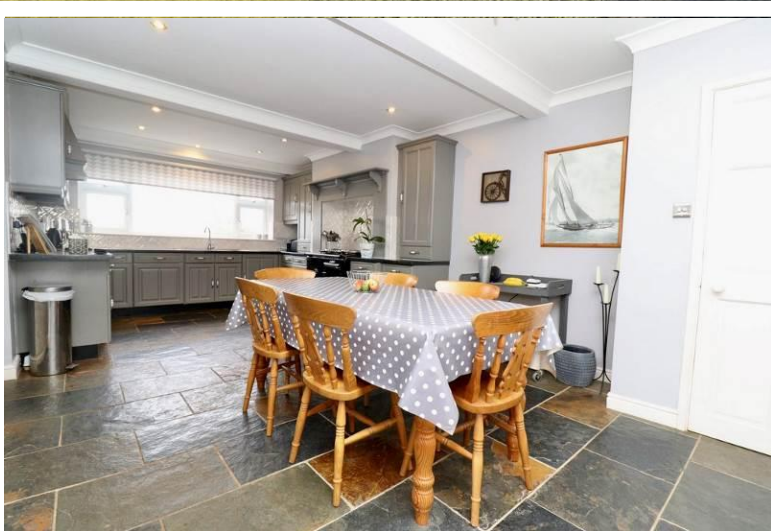
Book a Viewing!

£500,000

NO ONWARD CHAIN - A fantastic equestrian opportunity, this well-presented bungalow sits within approximately 4 acres, including around 3.35 acres of secure paddock land with stables and a fully equipped working yard. The property is currently used for horses, but is equally suited for other animals such as alpacas, donkeys or ponies. The equestrian facilities are well set up and ready for immediate use. There are four stables, each with lighting, a water supply and automatic water feeders. A hay barn with a raised floor ensures dry storage, while a tack room and feed room provide additional convenience. There is also a large outbuilding, which could easily be converted into further stables if required. The paddock land is securely sectioned off and includes a field shelter. Situated in a quiet rural position down a private farm track, the property enjoys a peaceful setting surrounded by paddock land and open countryside. Despite its rural location, it is well connected with easy access to Market Rasen, Lincoln and major road links, including the A15 which also takes you towards the M180. The bungalow itself is deceptively spacious, well presented and well maintained. The accommodation includes an entrance porch leading into a welcoming hallway. The kitchen/diner is fitted with a high quality kitchen and features an AGA. A separate utility/boot room and WC provide additional functionality, while the conservatory enjoys views over the garden and paddocks. There are three bedrooms in total, with the main bedroom benefitting from an en-suite and a further family bathroom. Outside, the property boasts a generous frontage, providing ample off road parking and giving access to a large garage, workshop and shed. To the rear, a well-maintained lawned garden enjoys views over the paddocks, with an addition of a pleasant planted garden with a seating area. This is a ready-to-go equestrian property, ideal for those looking for a fully functional yard, alongside a spacious and comfortable home in a beautiful rural setting.



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SERVICES

Mains electricity and water.

Oil fired central heating.

Drainage to a septic tank.

Solar panels which are owned by the vendor.

EPC RATING – C.

COUNCIL TAX BAND – D.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.



LOCATION

The property is located in the small rural village of Normanby-by-Spital situated approximately 12 miles North of Lincoln, 2 miles South East of Caenby Corner, 7 miles West of the Market Town of Market Rasen and the property is within close proximity to the village, just a 5 minute walk away. There is easy access to the A15 which in turn gives good access into Lincoln or North to the M180, M18 and beyond. The village benefits from a well regarded primary school rated a "Good School" by Ofsted, public house and a post office.



ENTRANCE PORCH

With uPVC double glazed external door and windows, vinyl flooring and opening to the hallway.

HALLWAY

With laminate flooring, two radiators, access to roof void, wall lights and airing cupboard housing the hot water cylinder.



LOUNGE

19' 8" x 18' 4" (5.99m x 5.59m) With two uPVC double glazed windows enjoying views over the paddocks, laminate flooring, fireplace with log burner inset and two radiators.

KITCHEN / DINER

23' 8" x 11' 11" (7.21m x 3.63m) With uPVC double glazed window, tiled flooring, fitted with a range of wall, base units and drawers with work surfaces over and tiled splash-backs, integral oven and four ring ceramic hob with extractor fan over, AGA, stainless steel sink and drainer, spotlights to ceiling and radiator.

UTILITY ROOM / BOOT ROOM

14' 8" x 13' 11" (4.47m x 4.24m) With uPVC double glazed external door, tiled flooring, fitted with a range of wall and base units with work surfaces over and tiled splash-back, oil fired central heating boiler, plumbing and space for a washing machine, space for a fridge freezer and storage cupboard.





WC

With uPVC double glazed window, tiled flooring, low level WC, wash hand basin with tiled splash-back and electric heated towel rail.

CONSERVATORY

16' 5" x 14' 8" (5m x 4.47m) With uPVC double glazed double doors and windows overlooking the gardens, laminate flooring, radiator and power points.

BEDROOM 1

12' 7" x 9' 5" (3.84m x 2.87m) With uPVC double glazed window, fitted wardrobe, storage cupboard and radiator.

EN-SUITE

With tiled flooring, low level WC, wash hand basin with tiled splash-backs, walk-in shower with tiled surround and electric shower, spotlights to ceiling, heated towel rail and extractor fan.

BEDROOM 2

12' 6" x 9' 0" (3.81m x 2.74m) With uPVC double glazed window, fitted wardrobes, radiator and laminate flooring.

BEDROOM 3

16' 5" x 7' 7" (5m x 2.31m) With uPVC double glazed window, fitted wardrobe and radiator.

BATHROOM

10' 2" x 7' 7" (3.1m x 2.31m) With uPVC double glazed window, tiled flooring, suite to comprise of low level WC, wash hand basin with tiled splash-back, walk-in shower with tiled surround and bath with tiled surround, heated towel rail and extractor fan.





OUTSIDE

The property sits on approximately 4 acres, including around 3.35 acres of securely fenced paddock land with a field shelter.

There is a fully equipped working yard with four stables, each with lighting, a water supply, and automatic water feeders. Additional facilities include a hay barn with a raised floor, a tack room, a feed room, and a large outbuilding that could be converted into further stables if required.

The property also benefits from a large frontage with ample off-road parking, as well as a garage, workshop, and shed. To the rear, there is a lawned garden with views over the paddocks, along with a planted garden and seating area.

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

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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 then we will receive a referral fee of up to £125.

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

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.

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

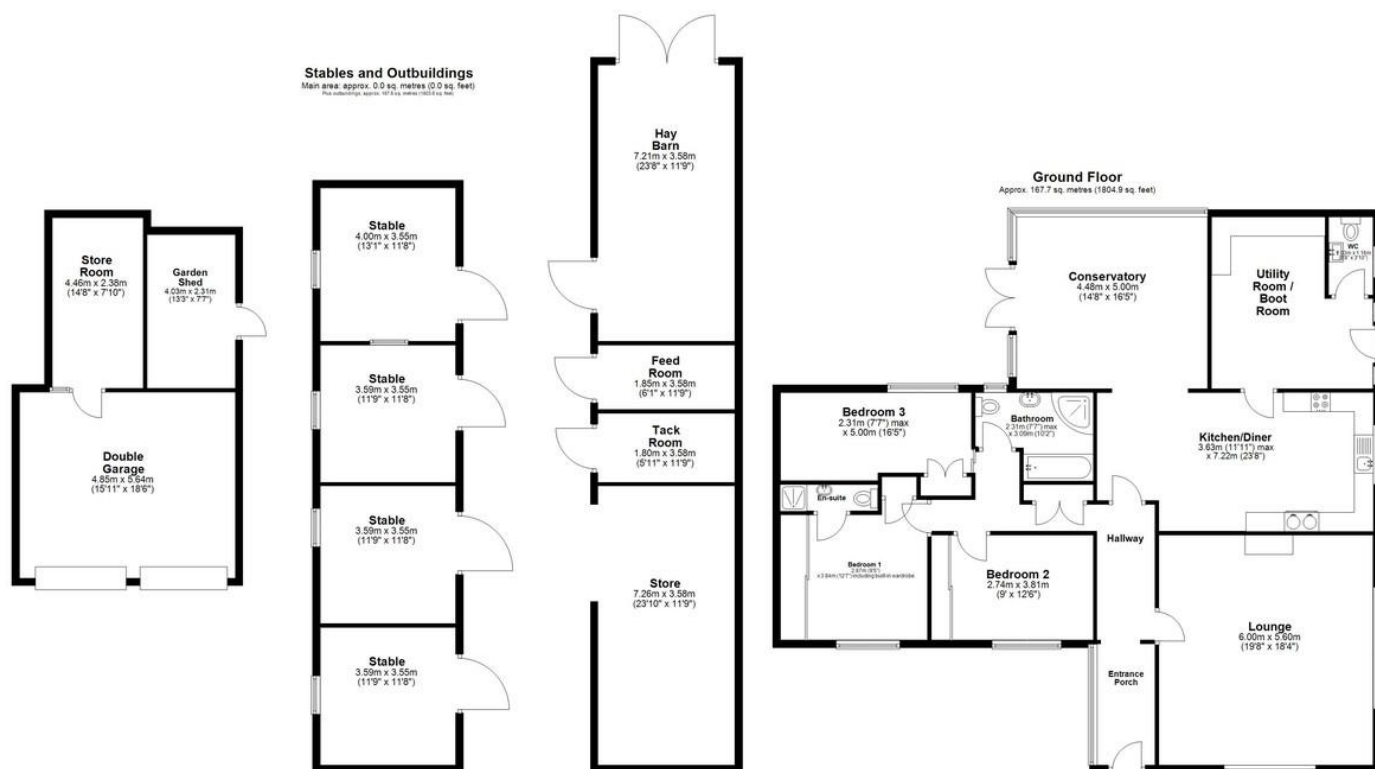
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
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Main area: Approx. 167.7 sq. metres (1804.9 sq. feet)

Plus outbuildings approx. 107.0 sq. metres (1150.0 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 Planitip



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01673 847487

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