



Tattershall House, North Owersby, Market Rasen, LN8 3PX



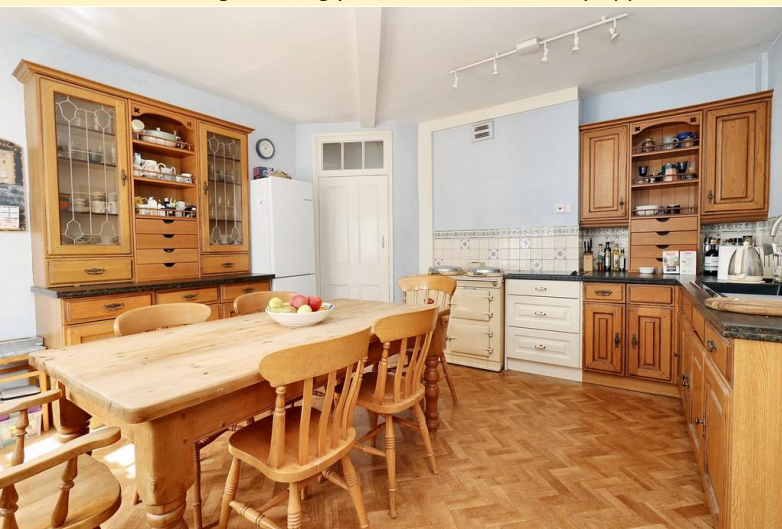
Book a Viewing!

Offers in excess of £650,000

A rare opportunity to acquire this substantial period home, set within extensive and well-established grounds in a peaceful rural setting. Tattershall House offers space, character, and versatility, ideal for families or those seeking a more private life style with scope for further development.

The gardens are a particular highlight, thoughtfully arranged to include patio areas, formal lawns and mature wooded sections, all framed by open countryside. A sweeping in-and-out driveway provides plenty of off road parking and leads to a detached double garage with adjoining storage and workshop space, offering excellent potential for conversion into additional living accommodation or an annexe (subject to necessary consents). The property is quietly positioned on the edge of the village of North Owersby, just north of the popular Market Town of Market Rasen. The Georgian town of Caistor is also within easy reach, along with Louth and the Cathedral City of Lincoln.

Internally, the home offers around 300m² of living accommodation, with a further 50m² of outbuildings. The layout is well-proportioned and flexible, with a welcoming entrance hallway leading to a dual aspect lounge, a separate sitting room, farmhouse-style kitchen which links through to a rear hallway, storeroom and large utility room. Also on the ground floor there is a study, W C and a spacious dining room. Upstairs, the landing gives access to five generous double bedrooms, family bathroom and a separate shower room. A viewing is strongly recommended to fully appreciate the setting, size and potential on offer.



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SERVICES

Mains water and electricity. Drainage to Septic Tank. Oil central heating.

EPC RATING — F.

COUNCIL TAX BAND — G.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

North Owersby is a small rural village, set just off the A46, surrounded by open fields and farmland. The village is home to the Grade II listed Church of St Martin and is within easy reach of Osgodby, which offers local primary schooling. A broader range of amenities can be found in Market Rasen (approx. 6 miles), Caistor (approx. 7 miles), as well as the larger towns of Louth and Lincoln.





ACCOMMODATION

ENTRANCE HALL

11' 1" x 8' 10" (3.38m x 2.69m) With timber front door, radiator and staircase to first floor.

LOUNGE

16' 2" x 16' 1" (4.93m x 4.9m) Dual aspect room with two sets of double doors to the garden, feature fireplace and radiator.

SITTING ROOM

15' 11" x 12' 10" (4.85m x 3.91m) With double doors to the garden, fireplace and radiator.



KITCHEN

14' 4" x 13' 8" (4.37m x 4.17m) With timber window, a range of fitted wall and base units and drawers with worksurfaces over, tiled splashbacks, integrated double oven, ceramic hob, AGA, inset sink with mixer tap and space for fridge freezer.

STUDY

11' 3" x 6' (3.43m x 1.83m) With timber window, fitted shelving and radiator.

WC

7' 7" x 3' 9" (2.31m x 1.14m) With timber window, low level WC, wash hand basin and radiator.



DINING ROOM

18' 11" x 11' 4" (5.77m x 3.45m) With timber window, feature fireplace and radiator.

HALLWAY

7' 2" x 8' 4" (2.18m x 2.54m)

UTILITY ROOM

14' 2" x 13' 0" (4.32m x 3.96m) With two timber windows, fitted base units, stainless steel sink, built-in storage, walk-in shower, radiator and oil fired boiler.

STORAGE ROOM

8' 10" x 8' 3" (2.69m x 2.51m) With timber window, fitted shelving and plumbing and spaces for washing machine and freezer.



FIRST FLOOR LANDING

With two timber windows and storage cupboard.

BEDROOM 1

16' 3" x 16' 9" (4.95m x 5.11m) With two timber windows, built-in wardrobes and radiator.

BEDROOM 2

16' 9" x 13' 1" (5.11m x 3.99m) With timber window and radiator.



BEDROOM 3

16' 2" x 13' 7" (4.93m x 4.14m) With two timber windows, built-in wardrobes and radiator.

BEDROOM 4

17' 2" x 11' 5" (5.23m x 3.48m) With timber window, two storage cupboards and radiator.

BEDROOM 5

16' 2" x 9' 1" (4.93m x 2.77m) With two timber windows and radiator.

BATHROOM

9' 1" x 9' 1" (2.77m x 2.77m) With timber window, bath, wash hand basin, low level WC, part-tiled walls and radiator.



SHOWER ROOM

10' 1" x 5' 4" (3.07m x 1.63m) With walk-in shower, wash hand basin, low level WC, tiled walls and radiator.

REAR ENTRANCE

With timber stable door and radiator.

OUTSIDE

The property sits in generous, well-tended grounds that provide a real sense of privacy and space. The sweeping driveway offers access to a large detached outbuilding, which includes two garages and two additional rooms which are ideal for workshop space or conversion. The gardens include formal lawns, mature woodland areas and a patio seating area, perfect for outdoor living or entertaining.



WEBSITE

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Sills & Butteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gilsen 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 Water 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.

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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.

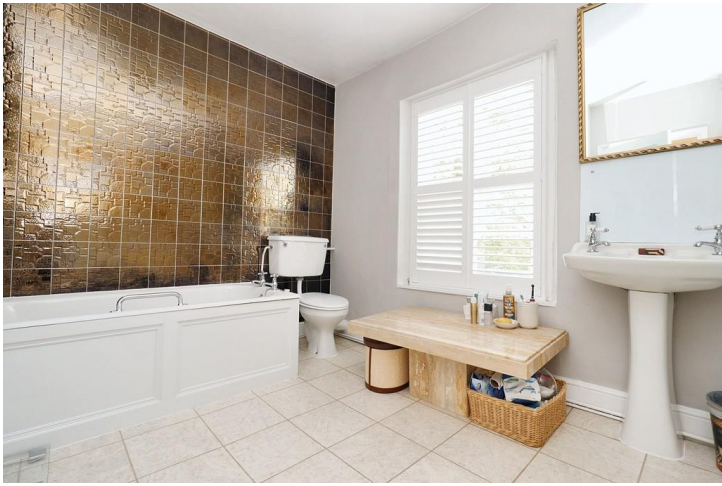
GENERAL

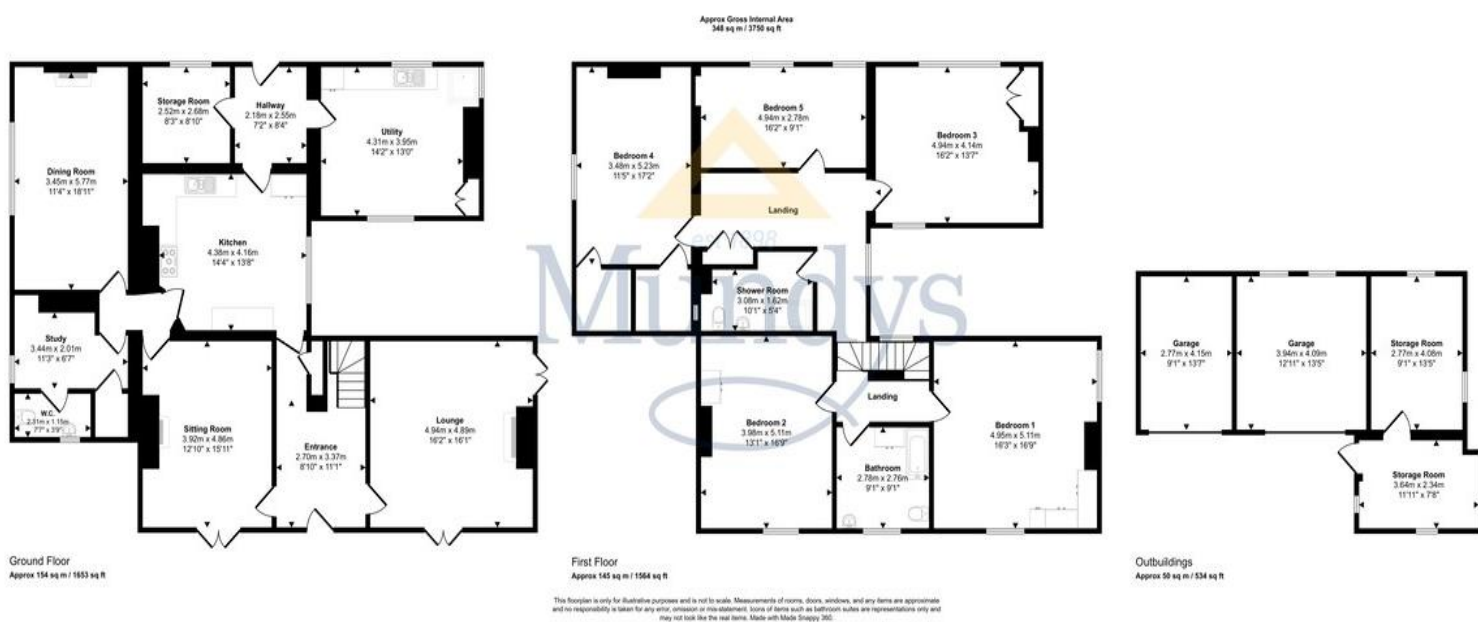
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1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatsoever in relation to this property.
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