



**9 MAIN STREET**  
**MARKET RASEN, LN7 6LE**

**£400,000**  
**FREEHOLD**

Welcome to Main Street, Howsham - the pleasantly deceiving cottage that just keeps on giving! Superb unspoilt field views, flexible living ideally set up for multi-generational living and with self-sufficient working gardens totalling 0.5 Acres (STS)



**BILTONS**

THE PERSONAL  
AGENTS

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01724 642002

# 9 MAIN STREET

## Full Description

Cleverly designed to currently provide spacious, flexible and fully self contained multi-generational living, this extensive and extended character cottage also boasts the added bonus of solar panels and storage battery, air source heating and a rain water harvesting/storage system for the gardens. The property could easily be used as an open family home thanks to its innovative layout and simple dividing 'stud' walls should a new owner require.

The bright and welcoming Living Dining Kitchen flows into the beautiful extended Garden Room and comfy Lounge with feature fireplace, logburner and a large window to the front, ideal for soaking up those stunning field views. Continuing onwards, the staircase winds upwards to the spacious Landing, Two Double Bedrooms and large Family Shower-room.

The second part of the property enjoys a cosy Lounge that also overlooks the picturesque farmland and has a feature fireplace with logburner. The Inner Hall takes us to the first floor staircase and into the large fitted Breakfast Kitchen, Utility Room and Entrance Hall. Upstairs leads to the Third Double Bedroom, Fourth Single Bedroom/Dressing Room and the luxury Bathroom.

Outside is a real gardener's paradise - Chicken/Duck Pen, Hot House, Greenhouse, Potting Shed, Polytunnel, Raised beds, Potato beds and perfectly complimented by a well established orchard (apple, pear, hazelnut, almond, gooseberry, raspberry, blackberry) all that can be serviced by the clever 8000L rainwater harvesting/storage system.

The grounds conclude with a fenced grass paddock and 2 Stables at the far elevation. The Formal Garden area has a raised covered decking area overlooking the garden and wildlife pond - a tranquil spot that's just perfect for summer entertaining. A block paved drive accessed down the right hand side of the property provides loads of parking for 3/44 vehicles as well as the Detached Double Garage and Insulated Timber Store Workshop

Without meaning to sound cliché, this truly IS a property that HAS to be seen to be believed!

## LIVING DINING KITCHEN

A 'U' shaped range of fitted units providing storage and workspace, farmhouse style oven with decorative upstand and extractor above, space for washing machine, dishwasher, fridge and freezer. The Dining Area can easily accommodate a large dining table and snug/seating area, with tiled flooring and rustic feature beams to ceiling.

## GARDEN ROOM

A recent extension with tri-aspect outlook and double doors to the gardens, rustic feature beams and stunning cast iron reclaimed feature radiator.

## LOUNGE

A cosy yet spacious living room with feature beams, wood flooring, open field views and exposed brick feature fireplace, rustic timber mantle and inset logburner

## FIRST FLOOR LANDING

With stud wall partition may easily be removed to join the living accommodation as one if required.

## BEDROOM ONE

Good side double with exposed rustic brick chimney breast and far-reaching field views to the front

## FAMILY SHOWER-ROOM

Fully tiled walls, corner airing cupboard, large walk in shower with double head direct feed shower, LVT flooring, double feature wash hand basins with vanity units and a WC.

## BEDROOM TWO

Good side double with garden views to the rear.

## ADJOINING ANNEXE

## ENTRANCE HALL

Leading to:

## BREAKFAST KITCHEN

An extensive Breakfast Kitchen with seating area and doors to the courtyard garden, a useful range of fitted units, fully tiled walls and flooring (currently temporarily covered), space for fridge freezer, 5 ring induction hob with extractor and eye level integral oven and grill. Opening to:

## UTILITY

Useful working area with space for washing machine, tumble dryer and tiled walls and flooring

## INNER HALL

Staircase winds to the first floor and large understairs cupboard - door leading to the Lounge and door to the further first floor living accommodation

## LOUNGE

A welcoming sitting room with feature beams, open field views and exposed brick feature fireplace, rustic timber mantle and inset logburner.

## FIRST FLOOR LANDING

Stud wall partition may easily be removed to join the living accommodation as one if required. Door to Bedroom Three and door to the Dressing Room/Bedroom Four.

## BEDROOM THREE

Good side double with chimney breast recesses for bedroom furniture and far-reaching field views to the front.

## BEDROOM FOUR

A fair sized single which is currently utilised as a dressing/hobby room. Door to:

## FAMILY BATHROOM

Fully tiled walls and flooring, vanity area, large panelled corner bath, vanity wash hand basin, WC, large curved shower cubicle with electric power shower and a WC.

## OUTSIDE

Totalling 0.5 Acres STS

## GARAGE

Power, lighting, window to rear, side courtesy door and roller door.

## TOOL SHED / WORKSHOP

Insulated with double doors, power and lighting.

## STABLES

## POLYTUNNEL



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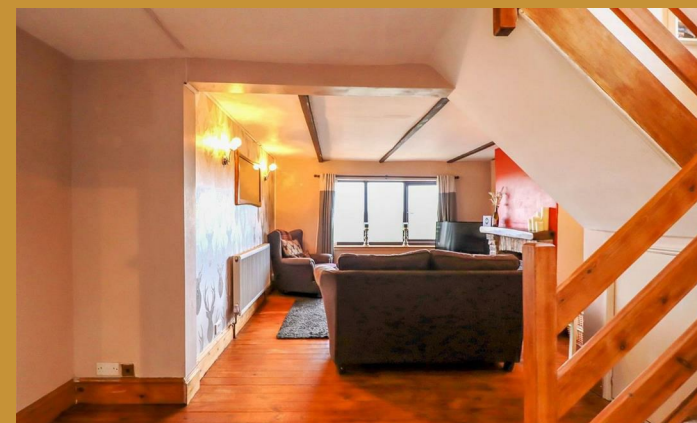
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## STABLES

## POLYTUNNEL

# 9 MAIN STREET





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### ADDITIONAL INFORMATION

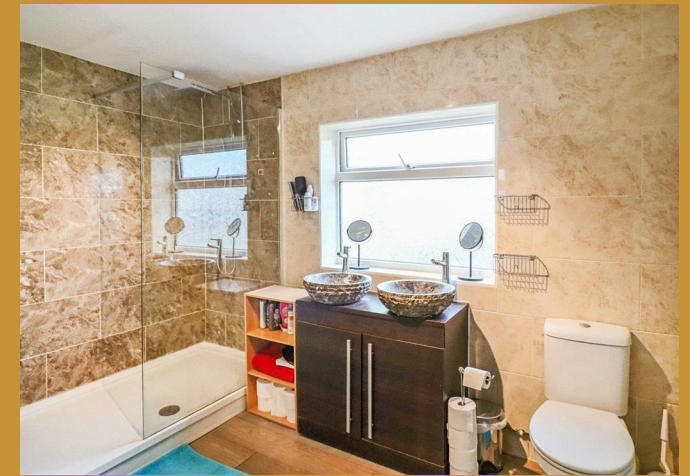
**Local Authority** – West Lindsey District Council

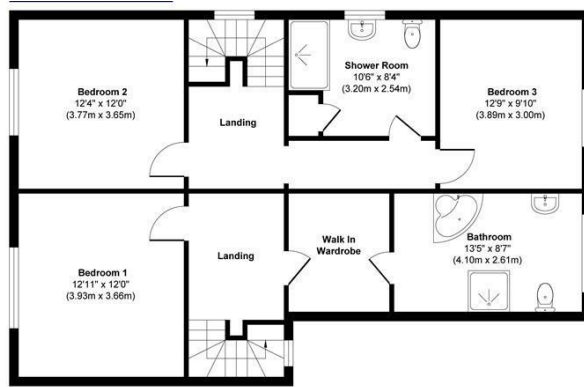
**Council Tax** – Band E

**Viewings** – By Appointment Only

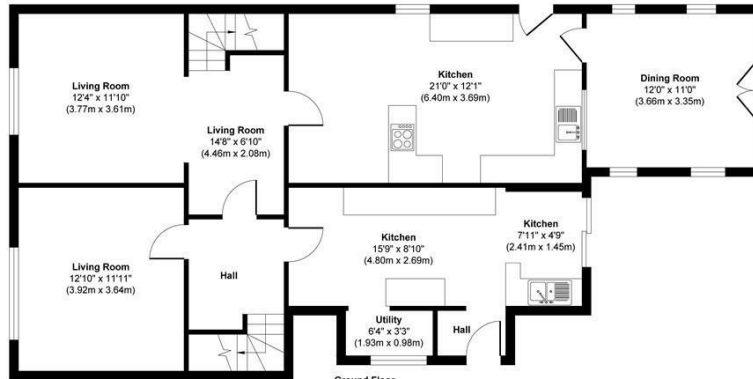
**Floor Area** – 2217.00 sq ft

**Tenure** – Freehold





First Floor  
Approximate Floor Area  
869 sq. ft.  
(80.75 sq. m)



Ground Floor  
Approximate Floor Area  
1107 sq. ft.  
(102.90 sq. m)

Approx. Gross Internal Floor Area 1976 sq. ft / 183.65 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

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