



WILLOW LODGE SKINNERS LANE

MARKET RASEN, LN8 3JD

£650,000
FREEHOLD

Welcome to Willow Lodge. Set down a country lane on the outskirts of the village with the added bonus of 4.54 Acres (STS), Barn with Two Stables and an additional Open Fronted Barn, this detached bungalow ticks alot of boxes!



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WILLOW LODGE SKINNERS LANE

- TOTALLING 4.54 ACRES (STS) QUALITY GRAZING LAND • LARGE BARN WITH TWO INTERNAL STABLES • FURTHER L SHAPED OPEN BARN TO THE REAR • FULLY SECURE AND GATED ACCESS TO THE BARN AND PADDOCKS • LARGE RETURN DRIVEWAY PROVIDING AMPLE PARKING • THREE BEDROOM DETACHED BUNGALOW • OFFERING ENDLESS SCOPE AND POTENTIAL • IDEA LIVE/WORK OPPORTUNITY IN A COUNTRYSIDE SETTING • COUNCIL TAX - C (West Lindsey District Council) • EPC - E



Full Description

Offering endless scope and potential, Willow Lodge is just ready for a new owner to put their own stamp on it! Nestled in an idyllic location on the outskirts of Market Rasen and can easily cater for the equine enthusiast as well as those looking for an excellent and extremely versatile work from home opportunity.

With two large barns, one including 2 internal Stables as well as good quality grazing land, this really is a rare opportunity in this convenient yet peacefully scenic setting. The larger barn (approx 320sqm) could easily lend itself to conversion to a residential dwelling if required via Class Q conversion of agricultural buildings to dwellinghouses - the current owner researched this possibility in 2015 with positive responses and the previous plans and information can be happily provided.

The property itself offers bright and well sized living to include Hallway, Lounge Diner with logburner, Breakfast Kitchen, Sun Room (or potential Bedroom Four if required), Large Utility Room, Boot/Boiler Room, Two Double Bedroom, Third Single Bedroom/Home Office and Family Bathroom.

A much loved home for many years and only a desire to downsize means that this rare opportunity is now fully available for you to call 'home'!

ENTRANCE HALL

The welcoming and bright Entrance Hall invites us in and leads to all principal rooms, also having loft access hatch, a useful double storage closet with cupboards above also housing the hot water cylinder and immersion and a separate singular storage closet.

LOUNGE DINER

A fantastic sized Reception Room with bay window to the front, exposed brick feature fireplace with inset logburner. Doors leading to the Kitchen and Entrance Hall

KITCHEN

Traditional oak effect fitted kitchen with range of units, inset sink unit with window to the rear above, tiled upstands, cooker point with extractor hood above, space for fridge freezer, space for breakfast table and tile effect LVT flooring. Door to the Inner Hall, arch to the Inner Lobby (0.85m x 1.53m) which leads us onto the Boot/Boiler Room, Utility Room and Sun Room.

SUN ROOM

A bright and cosy Reception Room which may also be utilised as an additional bedroom if required, Dual aspect views provided by large window to the front, sliding doors to the side and with laminate wood flooring.

BOOT/BOILER ROOM

A useful second Utility Room with space for tumble dryer and washing machine, floor mounted oil fired central heating boiler, window to the side and wood effect vinyl flooring.

UTILITY ROOM

A generous sized Utility Room with fitted units, wash hand basin with tiled upstands, window to the side and wood effect vinyl flooring. Door to:

REAR LOBBY

Window and door to the Rear Garden with cloaks hanging space, tiled flooring and door to:

WC

With frosted window to the side, WC and wood effect vinyl flooring.

BEDROOM ONE

A rear facing generous double bedroom with one set of full length fitted wardrobes with cupboards above and large window.

BEDROOM TWO

A front facing generous double bedroom with two sets of full length fitted wardrobes with cupboards above, large window and laminate wood flooring.

BEDROOM THREE

This fair sized single bedroom is currently utilised as a Home Office having window to the rear and useful built in full length storage cupboard.

FAMILY BATHROOM

Modern Family Bathroom with panelled bath and direct feed 'Aqualisa' shower over, gloss finished vanity wash hand basin, WC, frosted window to the rear, majority aqua-panelled walls, no slip vinyl flooring and chrome effect towel rail radiator.

OUTSIDE

Set back from the lane itself, the property is accessed via a large sweeping return driveway providing ample off road parking and plenty of access for large vehicles/horse lorries/paddock maintenance equipment including secure gated access to the crew yard and leading to the Barns and the large Storage Container Area.

The formal gardens to the property are also gated and enclosed with sheep wiring, leading to the paved patio area, dog kennel, timber garden shed and external oil tank. Slight steps down lead to the rear entrance door and side garden area; set inturn to hardstanding and can be accessed and enjoyed from the Sun Room sliding doors.

PADDOCK

The Paddock is set to grass with inset trees, a wildlife pond to the front. The paddock is fully enclosed with hedged and sheepwired boundaries and can be easily divided as required.

BARN

Measuring 320sqm. The Large Barn is fully enclosed and has a roller front door and side courtesy door with power and lighting. There are 2 large internal stables as well.

Offering endless potential/conversion subject to necessary consents.

L SHAPED BARN

Situated to the rear of the first Barn, this useful L Shaped Barn has double opening doors to the side and is fully opened to the side elevation making this an ideal storage area also useful for hay or further Stabling etc.

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ADDITIONAL INFORMATION

Local Authority – West Lindsey District Council

Council Tax – Band C

Viewings – By Appointment Only

Floor Area – 1194.00 sq ft

Tenure – Freehold





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		97
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		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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