



West Barn Cottage, Market Rasen



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£585,000



Key Features

- NO UPWARD CHAIN
- 3.2 ACRES APPROX
- OUTSTANDING KITCHEN
- MODERN BATHROOMS
- 2 STABLES AND HAY BARN
- EXTENSIVE PARKING.
- LARGE GARAGE/WORKSHOP
- EPC RATING TBC
- FREEHOLD





Set within 3.2 acres (approx) of paddock land and garden this delightfully presented detached colour washed cottage combines traditional charm with modern sophistication to provide an outstanding NO CHAIN home suited to those families with equestrian interests.

Situated almost equi-distant between the market town of Brigg and the Georgian town of Caistor with its excellent grammar school the home is rural but not remote and enjoys outstanding views across open farmland towards The Wolds. The crisp decor and sleek lines of the 7m Kitchen and of the 2 bathrooms are contrasted by the central beams and cast iron stoves to the principal reception rooms - all suffused with clear light - to create a relaxed intimacy and cosiness throughout. In addition to the 3 double bedrooms there is a further bedroom which lends itself to use as a home office if required and the practicalities of country living are well catered for by the generous boot room.

The home is set back beyond a deep lawn with 4 car reception parking and twin gates open to a further, secure parking area with garage. Family games are well catered for in the rear garden which also features a productive vegetable garden, poly tunnel and orchard. The 2 fenced and level paddocks are situated beyond the garden and the home is completed by 2 loose boxes, a hay barn, summer house and field shelter.

West Barn Cottage - an ideal of a home.

VIRTUAL TOUR
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SNUG 4.83m x 4.27m (15'10" x 14'0")

Bow fronted with centre beam and cast iron multi fuel stove.

HALL 3.02m x 1.1m (9'11" x 3'7")

Geometrically designed quarry tile floor and window.

SITTING ROOM 4.14m x 4.28m (13'7" x 14'0")

Beautifully lit dual aspect room with centre beam and cast iron multi-fuel stove.

BOOT ROOM 3.01m x 2.94m (9'11" x 9'7")

A practical space with close coupled wc, sink unit with storage cupboards, plumbing for an automatic washing machine and access to the garden.

KITCHEN 7.22m x 2.96m (23'8" x 9'8")

Superbly appointed with a contemporary range of dove grey units with complimentary tops and including deep glazed sink unit, larder refrigerator, dishwasher, larder freezer, cooker recess with inset LPG fired 6 burner Smeg range with extractor, large breakfast bar and a bank of larder stores to one wall.

DINING ROOM 3.64m x 2.72m (11'11" x 8'11")

A multi use dual aspect room ideal for family celebrations.

SIDE PORCH 1.47m x 1.29m (4'10" x 4'2")

Allowing access to the secure parking.

LANDING

BEDROOM 1 3.28m x 4.32m (10'10" x 14'2")

(MEASURED TO THE FRONTS) A forward facing room with fitted wardrobes to one wall.

BEDROOM 2 3.15m x 4.27m (10'4" x 14'0")

A dual aspect room, double room.

BEDROOM 4 2.99m x 2.38m (9'10" x 7'10")

A multi purpose room currently used as a home office.





BATHROOM 3.02m x 1.68m (9'11" x 5'6")

Modern style personified with a suite to include a panelled bath, vanity basin, toilet and panelled and glazed shower enclosure.

REAR LANDING

SHOWER ROOM 1.93m x 1.79m (6'4" x 5'11")

Crisp modern suite with full width walk-in shower enclosure, vanity basin and toilet.

BEDROOM 3 2.95m x 2.82m (9'8" x 9'4")

A further double room enjoying views to the side aspect

TENURE

We have been informed by the Vendors that the property is Freehold. Please confirm this via your Legal Representatives prior to commitment to purchase.

COUNCIL TAX

We understand that the latest Council Tax banding indicates that the property is a BAND E. We advise prospective purchasers to confirm this banding via the relevant local authority prior to legal completion.

FLOOR PLANS

The floor plans included are for identification purposes only and, as representations, are not to scale. The prospective purchaser should confirm the the property suitability prior to offer.

ANTI MONEY LAUNDERING AND REFERRALS

Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of upto £200 if you use their services.

KEY FACTS FOR BUYERS

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