



Bain House

Ranby, Market Rasen, Lincolnshire. LN8 5LW

BELL



Bain House

Ranby

Bain House is a detached, four-bedroom family home; set in gardens and grounds of an acre and a half (sts) with a large river frontage enjoying fishing rights to its whole length. With driveway parking and a useful double garage block, the property has no adjoining neighbours – located between Ranby and Goulceby in the Lincolnshire Wolds: a designated National Landscape.

Accommodation comprises: an entrance porch to the side, stepping through to a dining room with home office and conservatory down to the rear. The dining room also leads to a breakfast room, open to the kitchen, with the ground floor complete with two reception spaces (a snug and sitting room), cloakroom and pantry storage. The first floor enjoys four bedrooms, one with en suite shower room, and a family bathroom.

ACCOMMODATION

Entrance Porch with uPVC double glazed side entrance door, uPVC double glazed windows to front and rear and paved flooring. Door to:

Dining Room with uPVC double glazed window to side aspect; wood effect flooring, radiator, ceiling and wall lights and power points. Open doorway to kitchen and door to:

Home Office with uPVC double glazed window to side aspect; wood effect flooring, radiator, ceiling light and power points. Door to:

Conservatory having uPVC double glazed windows to sides and rear, French doors to side aspect; wood effect flooring, radiator, ceiling light and power points.





Kitchen & Breakfast Room having uPVC double glazed window to rear aspect; storage units to base and wall levels, ceramic sink set to roll edge wood worktop with drainage furrows with space and connections for under counter dishwasher, washing machine and upright fridge-freezer. Rayburn stove with tiled surround, wood effect flooring, radiator, ceiling lights and power points. Door to stairs, cloakroom, pantry and to:

Snug with uPVC double glazed window to front aspect; brick fireplace with wood mantle, wood effect flooring, radiator, ceiling and wall lights and power points. Double doors to:

Sitting Room with uPVC double glazed French doors to rear, window to side aspect; wood effect flooring, radiator, ceiling and wall lights and power points.

Cloakroom comprising low level WC, wash hand basin, tiled floor and ceiling light.

Up carpeted stairs to:

First Floor

Landing with uPVC double glazed window to front aspect; carpeted floor, ceiling lights and power point. Doors to first floor accommodation.

Master Bedroom having uPVC double glazed window to front aspect; louvre doors to built in wardrobe space, carpeted floor, radiator, ceiling light and power points. Door to:

En-suite Shower Room having shower cubicle with tiled surround, pedestal wash hand basin and low level WC. Tiles to walls and floor, heated towel rail, ceiling light and shaver socket.

Bedroom with uPVC double glazed window to side aspect; carpeted floor, radiator, ceiling light and power points.

Bathroom having uPVC double glazed window to rear aspect; panel bath with shower over, pedestal wash hand basin and low level WC. Tiles to walls and floor, heated towel rail, ceiling light and shaver socket.





Bedroom with uPVC double glazed window to side aspect; carpeted floor, radiator, ceiling light and power points.

Bedroom with uPVC double glazed window to side aspect; carpeted floor, radiator, ceiling light and power points.

OUTSIDE

The property is approached to the front, down the drive through vehicle gates and to the **Workshop/Garage**, with further garaging to the rear. Light and power are connected throughout.

The formal, side garden is laid to lawn with low level wall containing, looking out and down to the River Bain. The rear meanwhile continues down with further lawned space, contained by trees, while set aside to the west side is a large grassed paddock/meadow space. A further parcel of land is located over the road.

East Lindsey District Council – Tax band: C

ENERGY PERFORMANCE RATING: E

Oil fired heating- Private drainage system

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Horncastle Office
Old Bank Chambers, Horncastle. LN9 5HY
Tel: 01507 522222
Email: horncastle@robert-bell.org;
Website: <http://www.robert-bell.org>

Brochure prepared 23.10.2025





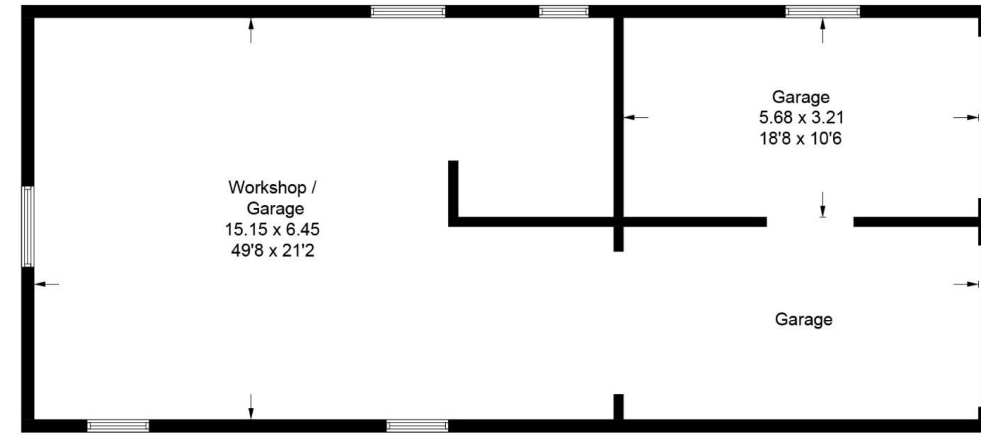


Bain House

Approximate Gross Internal Area = 142.9 sq m / 1538 sq ft

Workshop / Garage = 97.7 sq m / 1052 sq ft

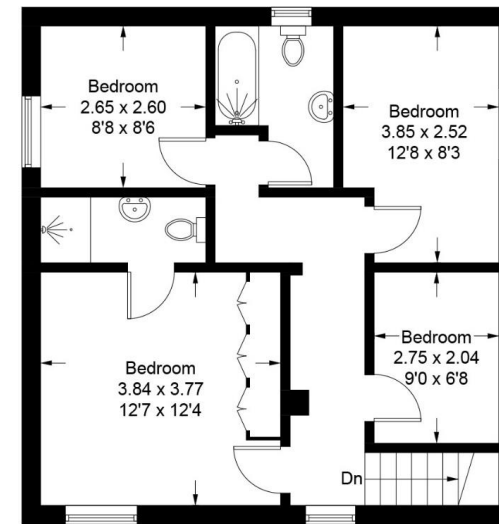
Total = 240.6 sq m / 2590 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

DISCLAIMER

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;

- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;

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- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.

Please note: the vendor is a relative of a Robert Bell & Co. Residential Sales Team member, in another branch.

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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