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West Bank Cottage, Thorpe-le-Vale, Market Rasen LN8 6AR

Offers in the Region of £795,000 Freehold

- Recently refurbished Three Bedroom Farm House in the Lincolnshire Wolds.
- Set on extensive grounds of approximately 8.77 acres (3.55 hectares) including idyllic Lakes and Woodland.
- Rural setting with views of the Lake from the House.
- Potential for Glamping, Rural Pursuits and other Business Opportunities (Subject to Planning).

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL

**LOCATION:**

West Bank Cottage, Thorpe Top is located in the centre of the highly sought after Lincolnshire Wolds. It is within 7.5 miles of Market Rasen and 10.5 miles northwest of Louth with the seaside town of Cleethorpes 15 miles to the northeast. The city of Lincoln, 23 miles to the southwest, provides excellent rail connections.

DESCRIPTION:

West Bank Cottage has been fully renovated by the vendors to a very high standard, awaiting the prospective purchaser to put their own stamp on it by way of internal fittings. It is of a brick exterior with slate roof, forming a classic country cottage. The cottage is positioned against a backdrop of woodland, further enhanced by a lake to the rear.



The interior benefits from multiple windows making it light and allowing the appreciation of the surrounding views.

By the entrance hallway, there is a large utility/wet room with walk in shower area, WC, built in units and plumbing for a washing machine and tumble dryer.

An open concept living area connects the snug, living room to the kitchen dining space with a dividing Avestea 12 double sided log burner sitting between.



Bifold doors are situated in both the main living area and kitchen area, connecting you to the patio outdoor space and views of the lake. The kitchen will be fitted with an island, cooker, dishwasher, wine fridge, hob and extractor hood overhead. This is due to be completed with corresponding built-in units, two ovens and integrated fridge freezer.

There is underfloor heating throughout the ground floor of the property.



The first floor comprises of three large, double bedrooms complete with en-suite bathrooms and the additional feature of an office space, perfect for those wishing to work from home. The master suite has the benefit of a bath and a shower, together with a walk-in dressing room.

Externally, there is a storeroom and plastic oil tank. The patio area leads directly on to the grass field surrounding the southern lake.

AGENTS NOTE:

The present owners have stated that the fitting of the kitchen, bathrooms and flooring will take place prior to the completion of the sale, this is to allow for the prospective purchasers to have a choice in the selection of final fixtures and fittings, to be finished to agreed specifications. This is to be included in any agreed purchase price.

LAKES AND WOODLAND

This is a rare opportunity to acquire a refurbished property with established lakes situated on grounds of 8.77 acres (3.55 hectares) in a beautiful part of the Lincolnshire Wolds.

ACCOMODATION

GROUND FLOOR

WET ROOM AND UTILITY ROOM

6' 10" x 7' 2" (2.1m x 2.2m)

SNUG

10' 9" x 12' 1" (3.30m x 3.70m)





LIVING ROOM

14' 1" x 17' 4" (4.30m x 5.30m)

KITCHEN

14' 9" x 12' 5" (4.50m x 3.80m)

DINING ROOM

7' 10" x 10' 5" (2.40m x 3.20m)

OFFICE/STORE ROOM

6' 0" x 7' 6" (1.85m x 2.30m)

FIRST FLOOR

MASTER BEDROOM

13' 1" x 11' 5" (4.00m x 3.50m)

MASTER BEDROOM ENSUITE

7' 6" x 7' 10" (2.30m x 2.40m)

DRESSING ROOM

7' 6" x 4' 7" (2.30m x 1.40m)

BEDROOM 2

11' 1" x 12' 5" (3.40m x 3.80m)

BEDROOM 2 ENSUITE

8' 6" x 2' 7" (2.60m x 0.80m)

BEDROOM 3

14' 5" x 14' 9" (4.40m x 4.50m)

BEDROOM 3 ENSUITE

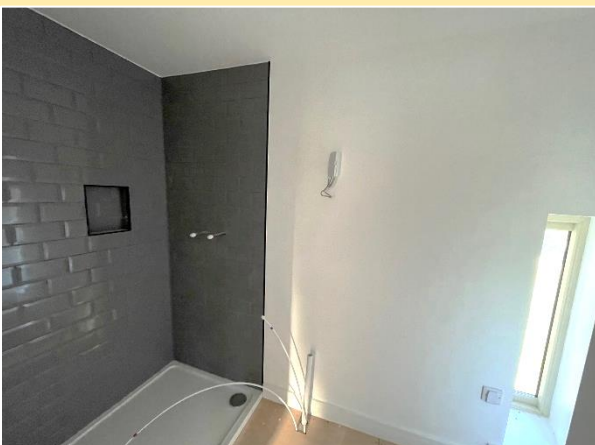
7' 6" x 7' 10" (2.30m x 2.40m)

TENURE AND POSSESSION:

The tenure of the property is freehold. Vacant possession of the property will be available upon completion.

WAYLEAVES, RIGHTS OF WAY AND EASEMENTS:

The land and properties will be sold subject to and offered with the benefit of all existing rights, including rights of way, whether public or private, light, support, drainage, water, electricity, and other rights, easements, quasi-easements and all wayleaves, whether referred to specifically in these particulars or not. It is the potential purchaser's responsibility to investigate the availability of the above and any associated costs.





The above rights of way can be viewed on the Lincolnshire County Council website:

<http://lincs.locationcentre.co.uk/internet/internet.aspx?articleid=L4h7HM4AmHM~&preview=true>

SPORTING, MINERALS AND TIMBER RIGHTS:

The Sporting, Mineral and Timber Rights are included in the sale as far as owned by the Seller.

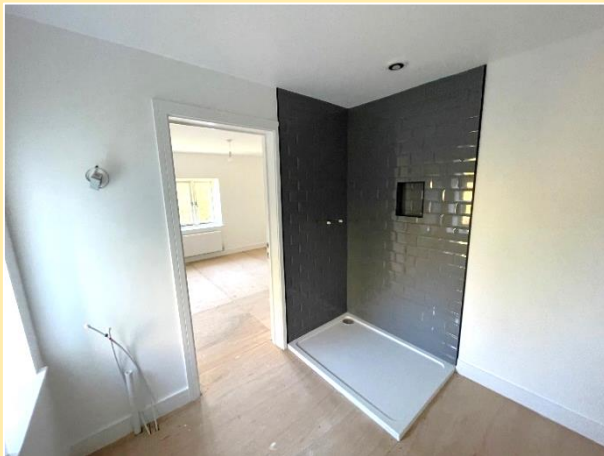
VIEWING:

Strictly by appointment with the selling Agents. Any parties viewing the property do so entirely at their own risk and are responsible for ensuring their own safety.

SERVICES:

There is a mains electricity supply and a shared mains water supply to West Bank Cottage which is shared with the property to the east, East Bank Cottage, and an adjoining house which are owned by a third parties. The owners of East Bank Cottage, West Bank Cottage and the third party will be responsible for their share of the maintenance and supply costs.

West Bank Cottage has a private drainage system with a Klargester treatment plant.



PLANS, AREAS, AND SCHEDULE:

The plans and areas have been prepared as accurately as reasonably possible and are based on the Ordnance Survey and Rural Land Registry plans. The plans included in these Particulars are published for convenience and / or identification purposes only and although believed to be correct, the accuracy cannot be guaranteed. The purchaser(s) will be deemed to have satisfied themselves as to the description and extent of the property and the ownership of the boundaries.



APPARATUS AND SERVICES:

None of the apparatus nor services have been checked; therefore, their serviceability is not guaranteed. Interested parties must make their own enquiries/inspections.

METHOD OF SALE:

The land is offered for sale by Private Treaty.

SOIL SERIES:

8.77 Acres (3.55 Hectares) or thereabouts consists of Wickham 2 and Andover 1.



ROOM SIZE ACCURACY:

Room sizes are quoted in metric on a wall-to-wall basis.

BOUNDARIES:

The successful purchaser shall be deemed to have full knowledge of boundaries and rights of way (if any) which have or will affect the property.

SHARED ACCESS:

The cost of maintaining any shared access tracks will be split between the relevant property owners, according to usage. The shared access track leading to the property is coloured in blue on the attached plan.

FURTHER INFORMATION:

If any further information is required regarding the land or properties, please contact R. Longstaff and Co LLP's Agricultural Department on 01775 766 766 Option 4.

PARTICULARS CONTENT:

We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please do not hesitate to contact our office. The plans reproduced in these Particulars are for identification purposes only and are NOT TO SCALE. Interested parties should carry out whatever investigations they wish to satisfy themselves as to the extent and area of the property offered and ensure they are fully aware of the boundaries and to confirm the areas involved should they so require. The information provided in these Particulars is for guidance purposes only.





**8.77 ACRES (3.55 HECTARES) OR THEREABOUTS OUTLINED IN RED
 SHARED ACCESS TRACK LEADING TO THE PROPERTY COLOURED IN BLUE
 FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE**

TENURE Freehold

EPC Rating: D

Council Tax Band: C

LOCAL AUTHORITIES

East Lindsey District Council 01507 601111
Anglian Water Services Ltd. 0800 919155
Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

R. Longstaff & Co LLP, their clients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client(s) or otherwise. All areas, measurements or distances are approximate. Floor plans are provided for illustrative purposes only and are not necessarily to scale. All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no guarantee is given for any apparatus, services, equipment or facilities, being connected nor in working order. Purchasers must satisfy themselves of these by inspection or otherwise.

Ref: 16243

Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

ADDRESS

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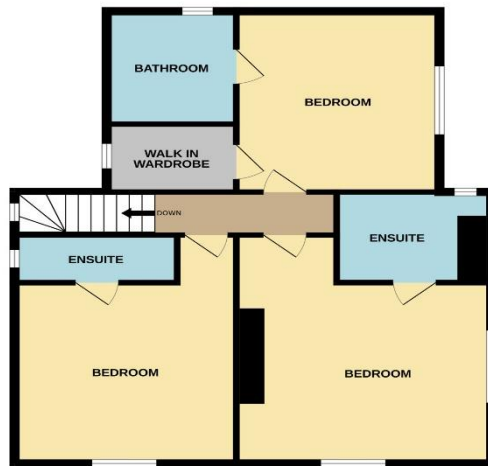
CONTACT

T: 01775 766766 Option 4
E: kerry@longstaff.com
www.longstaff.com

GROUND FLOOR
968 sq.ft. (89.9 sq.m.) approx.



1ST FLOOR
785 sq.ft. (73.0 sq.m.) approx.



TOTAL FLOOR AREA : 1753 sq.ft. (162.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

