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Beck Hill, Tealby



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Offers over £825,000



EXCEPTIONAL DETACHED STONE COTTAGE with BUILDING PLOT. Situated in the sought after Village of Tealby. Presented to a high standard with spacious accommodation. Comprising Entrance Hall, Lounge, Kitchen Diner, Snug, Utility, WC, 3 Bedrooms & Bathroom. Enjoying Stunning Views of Tealby Vale. VIEWING ADVISED

Key Features

- Detached Stone Cottage
- Building Plot Included
- Popular Village of Tealby
- Immaculately Presented
- Full of Character & Charm
- Spacious Accommodation
- EPC rating TBC
- Tenure: Freehold





Situation

The property is situated in the sought after village of Tealby which lies on the western fringes of the Lincolnshire Wolds an area designated as being of Outstanding Natural Beauty. The village itself is very picturesque and has several amenities which include a highly regarded primary school, historic church, bowls club, tennis club, public house, tea room & community village shop. Market Rasen is only 4 miles away. Tealby is also on 'The Viking Way' which leads through to Walesby. The village is situated halfway between Lincoln & Grimsby.

Entrance Hall

1.66m x 2.96m (5'5" x 9'8")

timber front entrance door, radiator, travertine tiled flooring and stairs to first floor accommodation

Lounge

4.02m x 3.76m (13'2" x 12'4")

windows to front and side aspects, radiator and feature fire place with open fire

Kitchen Diner

7.75m x 2.58m (25'5" x 8'6")

a hand built Murdoch Troon kitchen, solid wood worksurfaces, double butler sink, space for 'Range' style cooker, space for under counter fridge and freezer, tiled splash backs, travertine tiled flooring, bespoke dining area with seating and windows to rear and side aspects

Utility

1.90m x 2.04m (6'2" x 6'8")

fitted wall and base units, wall mounted gas boiler, space and plumbing for washing machine, travertine tiled flooring and timber stable entrance door

WC / Cloakroom

0.81m x 1.37m (2'8" x 4'6")

low level WC, hand wash basin and tiled flooring

Snug

4.02m x 3.69m (13'2" x 12'1")

windows to front and side aspects, radiator and feature fire place with wood burning stove inset

Landing

1.71m x 2.81m (5'7" x 9'2")

window to front aspect

Bedroom 1

4.10m x 3.76m (13'6" x 12'4")

window to front aspect, radiator, fitted wardrobes and feature fire place

Bedroom 2

4.24m x 3.91m (13'11" x 12'10")

window to front aspect, radiator and feature fire place

Bedroom 3

3.97m x 2.67m (13'0" x 8'10")

windows to side and rear aspect and radiator

Bathroom

4.82m x 2.62m (15'10" x 8'7")

4 piece suite comprising low level WC, vanity hand wash basin with marble top, free standing bath, shower cubicle, radiator, tiled flooring and windows to side and rear aspect

Gardens

occupying a generous plot with landscaped gardens to all aspects. being mostly laid to lawn with man made stream, stone paved patio area, stone built barbeque and raised beds. Please note the lawned garden to the side, is earmarked for the building plot.

Driveway

shared driveway providing ample off road parking for a number of vehicles

Garage

5.38m x 2.85m (17'8" x 9'5")

up and over door, power, lighting and side access door. The garage is currently partitioned off to create office space





Building Plot

PLANNING NUMBER - 143877. The planning is to build a new exceptional property, which would be in the garden space to the right of the property, it would also incorporate the garage. This is an extremely rare proposition to build within such a prominent and prestigious position within the conservation area of Tealby.

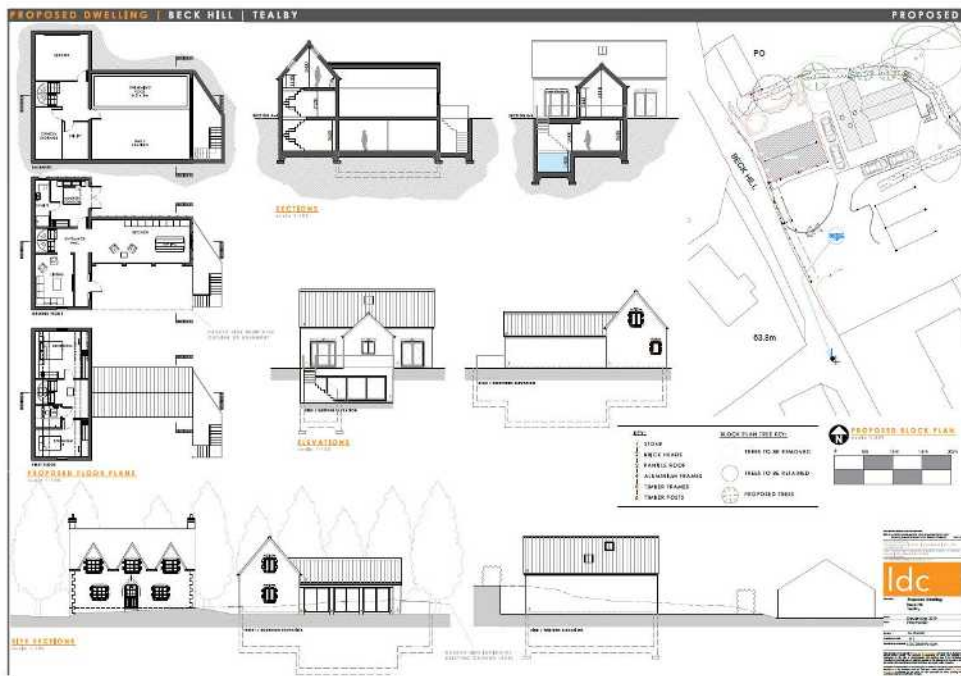
For more information please check www.west-lindsey.gov.uk/planning-building-control/planning/view-search-planning-applications/search-planning-application-database

The Vendors may consider separating the house and building plot for separate purchases.

Agents Notes

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These particulars do not form part of any contract and must not be relied upon as statements or representation of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.





Ground Floor



Floor 1



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