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Bully Hill Top, Tealby



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£360,000



EQUESTRIAN SEMI DETACHED HOUSE IN POPULAR VILLAGE LOCATION. The Excellent property offers spacious accommodation comprising entrance hall, lounge, dining room, kitchen, shower room, 3 bedrooms and bathroom. in Approx 1.5 ACRE PLOT with stable block. VIEWING ADVISED

#### Key Features

- Spacious Semi Detached House
- Equestrian Potential - Approx 1.5 Acre Plot
- Entrance Hall, Lounge, Dining Room
- Kitchen, Shower Room, Rear Hall
- 3 Bedrooms & Bathroom
- Well Presented Gardens
- EPC rating E
- Tenure: Freehold
- Council Tax Band - C







## Situation

Sitting on a high point of the Lincolnshire Wolds, a designated Area of Outstanding Natural Beauty, the property is situated above the highly sought after and picturesque village of Tealby, which boasts a community shop selling local produce; an elegant hall hosting social events, activity groups and theatre productions; a vintage tearoom; an historic church; a highly regarded primary school; a 14th Century thatched pub and restaurant "The King's Head"; and The Viking Way, a favourite for hikers. 4 miles beyond Tealby is the town of Market Rasen, whose amenities include a medical centre, a pharmacy, hairdressers, a railway station, bus services, a Post Office, supermarkets, and a variety of High Street shops and cafés.

## Entrance Hall

2.16m x 4.25m (7'1" x 13'11")

glazed entrance door, radiator, double glazed window to side aspect and stairs to first floor accommodation

## Lounge

4.29m x 3.96m (14'1" x 13'0")

double glazed bay window to front aspect, radiator and feature fireplace

## Dining Room

4.29m x 3.03m (14'1" x 9'11")

double glazed window to rear aspect, radiator and storage cupboard

## Kitchen Diner

5.16m x 3.18m (16'11" x 10'5")

a range of fitted wall and base units, electric oven, 4 ring hob, space and plumbing for dishwasher, ceramic sink, radiator, vinyl flooring, space for fridge freezer and double glazed windows to side and front aspect

## Rear Entrance Hall

2.77m x 1.96m (9'1" x 6'5")

uPVC entrance door, space for tumble dryer, vinyl flooring, radiator and double glazed window to rear aspect

## Shower Room / Utility

2.34m x 2.09m (7'8" x 6'11")

3 piece suite comprising low level WC, hand wash basin, shower cubicle, space and plumbing for washing machine, tiled splash backs, vinyl flooring, radiator, wall mounted boiler and double glazed window to side aspect

## Landing

1.18m x 2.57m (3'11" x 8'5")

double glazed window to side aspect and roof void access

## Bedroom 1

4.29m x 3.97m (14'1" x 13'0")

double glazed window to front aspect and radiator



## Bedroom 2

4.3m x 3.09m (14'1" x 10'1")

double glazed window to rear aspect and radiator

## Bedroom 3

2.17m x 3.19m (7'1" x 10'6")

double glazed window to rear aspect and radiator

## Bathroom

2.17m x 2.37m (7'1" x 7'10")

3 piece suite comprising low level WC, pedestal hand wash basin, panelled bath, heated towel rail, tiled splash backs and double glazed window to front aspect

## Gardens

the property occupies a generous plot with well maintained gardens being mostly laid to lawn with planted shrubs, trees and fruit trees.

## Paddock & Stables

The property further benefits from a 1.2 acre paddock, with a shady woodland area, behind which the countryside stretches far and wide. The fully stock-fenced field can be entered from the back garden via a pedestrian gate, or through vehicular gates at each end of an access path that connects it directly with the road. There is a double stable block, a large shipping container for the storage of hay, and a chicken run.

## Garage

6.27m x 7.43m (20'7" x 24'5")

up and over door, power and lighting

## Driveway

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

## Agents Notes

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

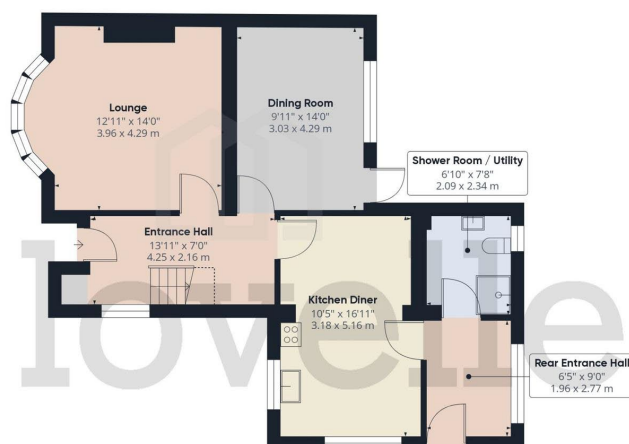
These particulars do not form part of any contract and must not be relied upon as statements or representation of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.











Ground Floor Building 1



**Approximate total area<sup>(1)</sup>**

1728.68 ft<sup>2</sup>  
160.6 m<sup>2</sup>

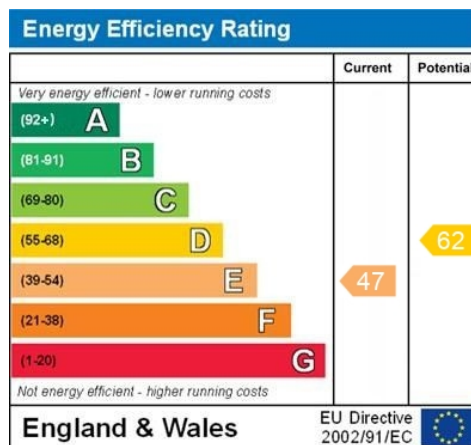
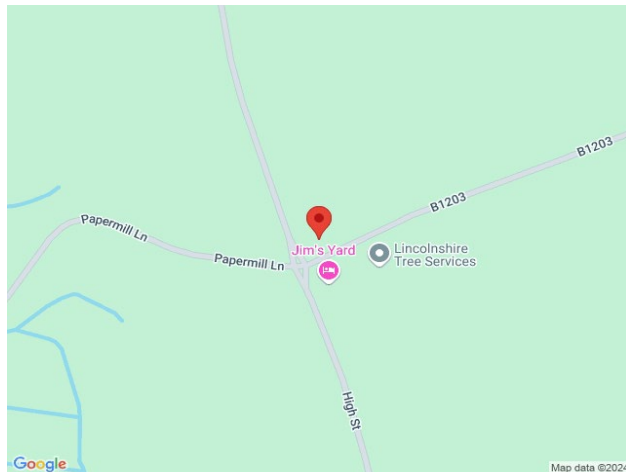
**Reduced headroom**

12.06 ft<sup>2</sup>  
1.12 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
Calculations are based on RICS IPMS 3C standard.



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