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Girsby Lane, Burgh on Bain



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£335,000



EXTENSIVE SEMI DETACHED HOUSE in a peaceful rural location offering over 2000 Sq. ft. Spacious and flexible accommodation comprising 3 reception rooms, large kitchen dining room, 4 bedrooms & bathroom. GENEROUS GARDENS, LARGE DRIVEWAY & A RANGE OF OUTBUILDINGS. In need of modernisation with lots of potential. VIEWING ADVISED TO FULLY APPRECIATE

Key Features

- Extended Semi Detached House
- Full of Character & Charm
- Spacious & Flexible Accommodation
- an Abundance of Potential
- 3 Reception Rooms, Kitchen Diner
- 4 Bedrooms, Bathroom
- EPC rating D
- Tenure: Freehold





We are delighted to offer for sale this charming semi-detached property situated on Grisby Lane in the peaceful hamlet of Girsby, within the parish of Burgh on Bain, near Market Rasen in Lincolnshire. Nestled in the heart of the countryside, this delightful home offers a tranquil setting with scenic surroundings, making it an ideal retreat for those seeking a rural lifestyle.

The property itself is a generously sized residence, encompassing over 2,000 square feet, providing ample living space. Its traditional cottage-style architecture, combined with modern comforts, makes it a desirable home for families, professionals, or those looking for a countryside escape.

Woodside Cottage is set within a beautiful plot, surrounded by mature trees, hedgerows, and open fields, enhancing its secluded and private feel. The outdoor space offers opportunities for gardening, outdoor dining, or simply enjoying the natural beauty of the Lincolnshire Wolds, which is a designated Area of Outstanding Natural Beauty.

The location of Woodside Cottage provides easy access to nearby villages and towns, including Market Rasen, which offers a range of amenities, shops, and transport links. The surrounding countryside is perfect for walking, cycling, and outdoor pursuits, making it an ideal location for nature lovers and those who appreciate rural living.

With its picturesque setting, spacious interior, and excellent location, Woodside Cottage represents a wonderful opportunity to embrace a peaceful countryside lifestyle while still being within reach of essential amenities and transport connections.

Situation

Girsby, in the parish of Burgh on Bain, is a peaceful rural hamlet in the heart of Lincolnshire. Surrounded by rolling countryside and scenic landscapes, it offers a tranquil escape with a strong sense of community. Ideal for nature lovers and those seeking a slower pace of life, Girsby provides easy access to nearby Market Rasen and the Lincolnshire Wolds, a designated Area of Outstanding Natural Beauty.

Entrance Hall

5.18m x 1.44m (17'0" x 4'8")

Lounge

4.32m x 4.27m (14'2" x 14'0")

Family Room

3.28m x 3.74m (10'10" x 12'4")

Snug

3.76m x 3.96m (12'4" x 13'0")

Boot Room

3.72m x 1.62m (12'2" x 5'4")

Kitchen Dining Room

5.95m x 3.92m (19'6" x 12'11")

Store Room

3.17m x 1.43m (10'5" x 4'8")

WC

1.35m x 1.45m (4'5" x 4'10")

Rear Hall

3.99m x 1.93m (13'1" x 6'4")

Utility Room

2.2m x 3.48m (7'2" x 11'5")

Landing

0.87m x 8.83m (2'11" x 29'0")

Bedroom 1

4.32m x 3.95m (14'2" x 13'0")

Bedroom 2

3.31m x 4.23m (10'11" x 13'11")

Bedroom 3

2.8m x 3.03m (9'2" x 9'11")

Bedroom 4

2.82m x 2.99m (9'4" x 9'10")

Bathroom

5.73m x 2.39m (18'10" x 7'10")

Gardens

occupying a generous plot with gardens front and rear being mostly laid to lawn with mature trees

Bar / Games Room

9.16m x 6.76m (30'1" x 22'2")

brick built outbuilding currently set up as a home bar and games room





Workshop

4.15m x 4.47m (13'7" x 14'8")

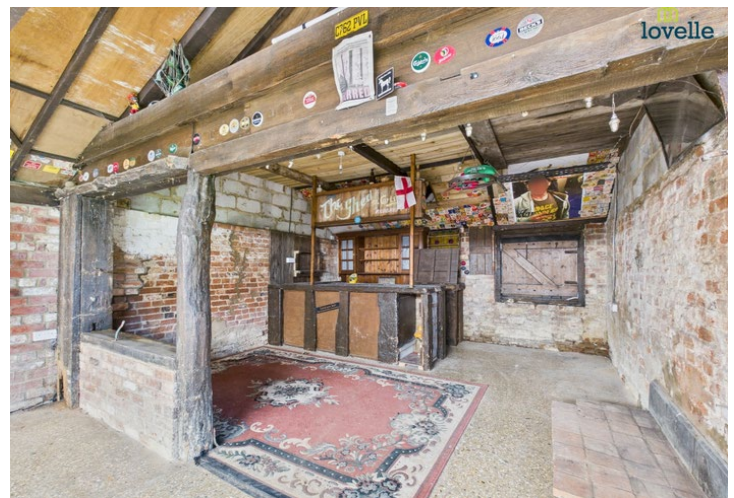
large brick built work shop giving lots of potential for future development

Driveway

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

Agents Notes

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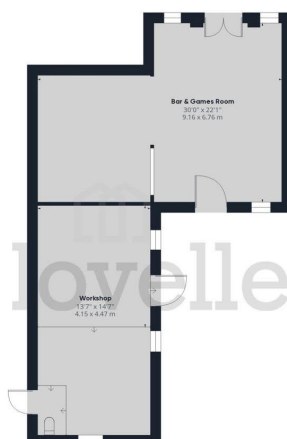




Ground Floor Building 1



Floor 1 Building 1

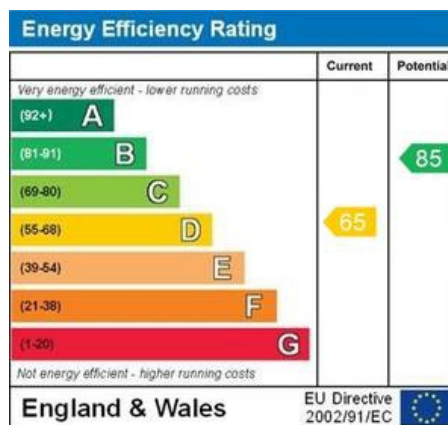
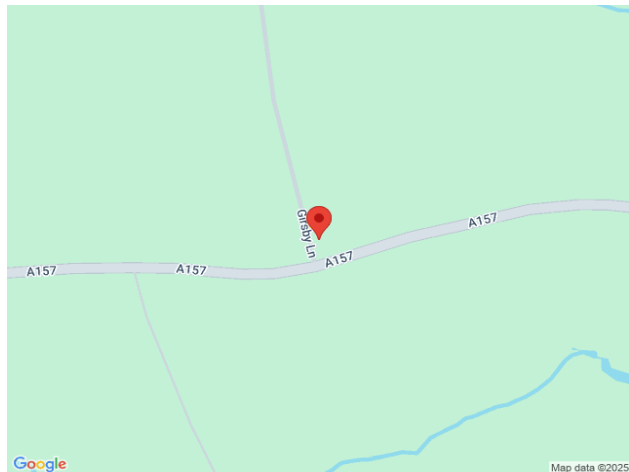


Approximate total area⁽¹⁾
2974.6 ft²
276.35 m²

(1) Excluding balconies and terraces

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.



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