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Folly Hill, Thornton Road, North Owersby



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£125,000



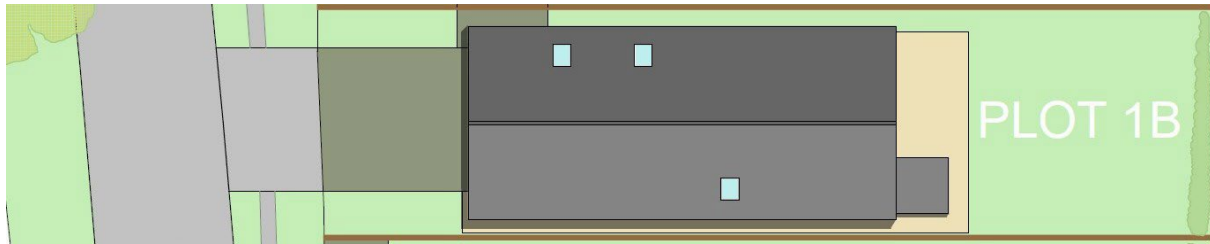
RARE OPPORTUNITY TO PURCHASE STUNNING PLOT - FULL PLANNING PERMISSION TO BUILD EXCEPTIONAL & UNIQUE DETACHED HOUSE

Key Features

- Rare Opportunity to Purchase Plot
- Stunning Detached House
- Rural Village Location
- 4 Bedrooms, 3 Bathrooms
- Open Plan Living
- Balcony to Enjoy Countryside Views
- EPC rating A
- Tenure: Freehold



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The full planning permission is in place to build a stunning modern future build, designed with reverse living to maximise light, views, and space. On the first floor, a spectacular open-plan living area combines a sleek, fully fitted kitchen with premium appliances, a generous dining area, an entertainment space and a stylish lounge. A gallery feature adds architectural interest, while doors open onto a private balcony—perfect for entertaining or relaxing in the sun. The ground floor offers four well-proportioned bedrooms, including a luxurious master suite with a walk-in dressing room and a contemporary en-suite. Bedroom 2 also benefits from its own en-suite, while Bedroom 3 is served by a high-quality family bathroom. A versatile office/bedroom 4, utility room, and integral garage add practicality to the home's stylish design. Every detail reflects quality, from the modern fixtures and premium finishes to the energy-efficient construction and thoughtful layout. Outside, landscaped gardens provide an inviting space to enjoy year-round.

To Summarise

Planning in place currently allows for a layout of -
 Open Plan Living,
 Fitted Kitchen,
 Gallery, Dining, entertainment and lounge areas,
 Balcony,
 Dressing Room and ensuite to master bedroom,
 3-further bedrooms (one with ensuite),
 Family bathroom,
 Utility room,
 Integral garage

Location

North Owersby, Market Rasen a rural farming village in the civil parish of Owersby on the edge of the breath-taking Lincolnshire Wolds, an area of outstanding natural beauty. The property is adjacent to the Kingerby Beck Meadows Nature Reserve, offering a serene and scenic environment perfect for nature enthusiasts and those seeking tranquility. Local shopping facilities are available nearby, with a post office and general store situated in Osgodby, just a five minute drive away. For larger shopping needs, a range of supermarkets and retail outlets can be found in Market Rasen, approximately four miles away, as well as in Caistor. Medical provision is also well served, with doctors' surgeries and dental practices close at hand, alongside major NHS hospitals and medical centres within easy reach.

Connectivity

The village boasts excellent connectivity with convenient road links via the A46, A16, and A18, providing easy access to major motorways including the M180, A1(M), and M1. Larger cities such as Lincoln, Hull, Sheffield, Leeds and Manchester are all within easy reach. For international travel, Humberside Airport, East Midlands Airport, and Leeds Bradford Airport are a short drive away. Additionally, direct train services to London are available from Lincoln.

Education

The property is located within the catchment area for the prestigious Caistor Grammar School, Osgodby Primary School and the Caistor Yarborough Academy ensuring top-quality education opportunities for families. Further and higher education needs are served by Lincoln College of Further Education and Lincoln University, whilst the Russell Group Universities of Sheffield, Leeds and Manchester are within easy commuting distance.

Ground Floor

Entrance Hall, Bedroom 1, Ensuite 1, Bedroom 2, Ensuite 2, Bedroom 3, Bedroom 4 / Office, Bathroom, WC / Cloakroom, Utility Room



First Floor

Open Plan Lounge, Kitchen Dining Room, Living Room



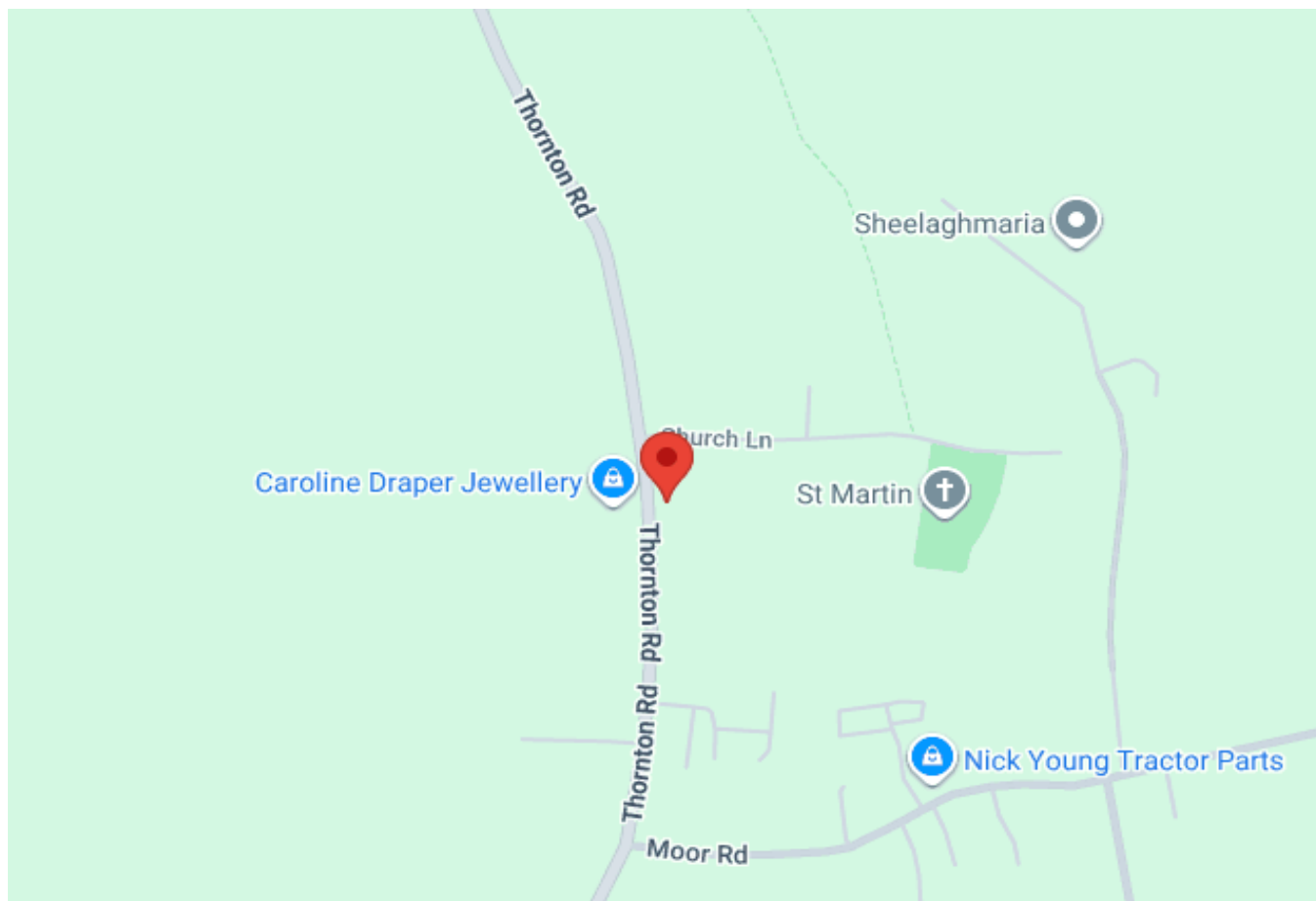
Outside

Gardens, Garage & Driveway

Agents Notes

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lovelle

01673 844069

marketrasen@lovelle.co.uk

