



# The Old School House, Lissington Road

Holton-Cum-Beckering | Market Rasen | LN8 5NG

Guide Price £595,000



Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents,  
Agricultural & Fine Art Auctioneers.

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A beautifully presented 5-Bedroom, 2-ensuite detached property, set in the village of Holton-cum-Beckering. The Old School House sits in a half acre plot and benefits from wrap around gardens, a spacious driveway and large modern commercial style workshop.

- Well Presented 5-Bedroom Home
- Large Commercial Style Workshop
- Double Garage and Large Driveway
- 2 x Ensuite Bathrooms
- Spacious Gardens
- Peaceful Rural Location

## Location

The property fronts on to Lissington Road and is situated between Market Rasen, 6 miles to the north and Wragby 3 miles south.

Wragby itself offers a wide variety of amenities including shops, public houses, cafes and primary school. The village is situated just 13 miles from the City of Lincoln which boasts a range of transport links and services, including convenient travel to London.





## Accommodation

The accommodation is arranged over two storeys and comprises: -

### Ground Floor

#### Entrance Hall

Welcoming entrance hall from the main front door, stairs to the first floor and access on to living accommodation.

#### Living Room

18'10" x 12'5" (5.75 x 3.80)

A cosy room with large feature fireplace having an English Oak mantle, downlights and fitted with a traditional log effect gas stove. English Oak LVT flooring. The room is dual aspect and has double doors leading on to the dining room.

#### Dining Room

10'2" x 16'0" (3.10 x 4.90)

Spacious room with French doors leading to the conservatory and a separate door leading to the hallway. English Oak LVT flooring.

#### Conservatory

13'3" x 10'7" (4.04 x 3.25)

With dwarf brick walls, tiled underfloor heating and uPVC on all aspects, offering views across the gardens to the rear.

#### Kitchen

13'3" x 11'11" (4.05 x 3.65)

Modern kitchen with tiled flooring, fitted wall and base units and views over the rear gardens. The kitchen features an integrated NEF oven, electric hob and extractor fan, and stainless sink/drainers.

#### Utility

Leading on from the kitchen, the utility has fitted wall and base units with double stainless-steel sink and drainer. Two spaces and plumbing for washing machine, drier or dishwasher. Cupboard housing the oil-fired central heating boiler. Access to the downstairs w/c. Storage cupboard. Composite stable door on to the rear gardens and pedestrian access to the double integral garage.

#### W/C

Downstairs W/C with separate sink.







### Internal Garage

15'8" x 18'6" (4.80 x 5.65)

Useful double garage with 2 x garage doors fronting on to the driveway and an additional pedestrian access from the utility.

### First Floor

#### Landing

Opening out on to first floor accommodation, plus airing cupboard with shelving and a radiator. The landing also hosts the loft hatch fitted with ladder access.

#### Bedroom 1

16'6" x 12'5" (5.05 x 3.80)

Dual aspect spacious room with views over the front of the property. Fitted pine wardrobes and well finished ensuite. The ensuite features part tiled walls, w/c, sink and separate shower cubicle.

#### Bedroom 2

12'3" x 12'5" (3.75 x 3.80)

With window overlooking the rear gardens.

#### Bedroom 3

10'2" x 10'9" (3.10 x 3.30)

Carpeted floor and views to the rear of the property. Plus a well presented ensuite bathroom comprising w/c, sink unit and shower cubicle.

#### Bedroom 4

10'2" x 9'10" (3.10 x 3.00)

Spacious double bedroom with window over rear gardens.

#### Bedroom 5

15'5" x 9'10" (4.70 x 3.00)

Currently used as a home office, overlooking the front of the property.

#### Family Bathroom

Part tiled walls, large fitted bath, w/c and separate sink.

#### Outside

The gardens are primarily laid to lawn and wrap around the property. The west elevation hosts a range of fruit trees, the bottom of the garden has an area of raised beds, a greenhouse and pergola. A summer house sits to the rear of the property and has electricity connected.



Block paved driveway to the front. Pedestrian access and double gated access leading to rear gardens, wooden sheds, detached timber garage and workshop with substantial hardstanding area.

### WORKSHOP

28 x 45 (8.53m x 13.72m)

A most useful, commercial style, steel portal framed building, with remote roller shutter doors, skylights, profile steel roof and cladding and concrete floor. The building has mains water and electricity connected and is fitted with LED lighting.

### Detached Timber Garage

22 x 12 (6.71m x 3.66m )

Accessed from the front drive via double doors. Also has a personal door leading on to the hardstanding area. Garage has power and lighting.

### Services

Mains water, electricity and mains drainage are connected to the property. An oil fired central heating system is in existence, in addition to the gas stove (LPG)

There are uPVC windows throughout (updated in 2019).

### Local Authority

West Lindsey District Council. Council Tax Band: E.

### Method of Sale

The property of offered for sale by Private Treaty.

### Buyer Identity Check

Prospective buyers will be required to provide the necessary identification for the purposes of the anti-money laundering regulations.

### Viewing

Viewing strictly by appointment through the Selling Agents, Perkins George Mawer & Co.

### Additional Information

Tenure: Freehold

Floor Area: 2,263 ft<sup>2</sup> (210 m<sup>2</sup>)

EPC Rating: D

Council Tax Band: E







**Ground Floor**  
Approx. 115.4 sq. metres



**First Floor**  
Approx. 94.9 sq. metres



Total area: approx. 210.3 sq. metres

Floor Plan is for illustration purposes only: Measurements are to be used as a guide only. Created by Robin Mapleston (info@epcforproperty.net)  
Plan produced using PlanUp.

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Agents Note:  
Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.