



# Westlyn, Thorpe Lane

| Tealby, Market Rasen | LN8 3XJ

Offers Over £750,000



Perkins George Mawer & Co.

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



# Westlyn

Thorpe Lane |

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A unique opportunity to buy a stunning, extended detached home on the edge of the ever-popular village of Tealby with surrounding open countryside, which is often said to be one of the best places to visit in Lincolnshire and nestles on the edge of the gentle slopes of the Lincolnshire Wolds. Set in around an acre of its own grounds, this home could be perfect for anyone looking to accommodate a small pony for their children or house a smaller number of livestock and enjoy 'the good life'.

Tealby remains one of our most desirable villages with its highly regarded King's Head Pub, there is a 'Good' Ofsted Primary School last checked/updated in March 2024. The local shop is a 'Community Shop' and there are many local activities and events hosted by the Village Hall for anyone wanting to immerse themselves in village life.

The refurbished accommodation has been brought back to life and improved upon by the current owner, it has been the subject of a large extension to the rear and boasts a stable block addition in the grounds. In brief Westlyn offers a Reception Hall, Two Reception Rooms, Study/Home Office, Ground Floor Bathroom and Utility – the extension boasts an amazing Kitchen/Dining/Family addition which brings this period home right up to date. On the First Floor there is a Galleried Landing, Four well proportioned Bedrooms and a Second Bathroom. Outside there are Grounds approaching 1 Acre which are set out with Formal Gardens and two areas of Paddock and a Stable.

- Extended Family Home
- Paddock and Stable
- Large Extended Kitchen
- Rural Position
- One Acre Ground
- Four Bedrooms
- Sought After Village







### Entrance

A double glazed composite door with glazed side panels leading to:

### Entrance Hallway

16'6 x 6'7 (5.03m x 2.01m)

With central heating radiator, LVT wood effect floor, under stairs storage cupboard, built in storage cupboard and further modern built-in storage/cloaks area.

### Lounge

12'7 x 11'11 (3.84m x 3.63m)

A dual aspect room with double glazed bay window to the front elevation, double glazed window to the side, central heating radiator, ceiling coving and feature fireplace (no fire) with slate tiled hearth.

### Sitting Room/Playroom

16'2 x 11'11 max (4.93m x 3.63m max)

A dual aspect room with double glazed bay window to the front, two double glazed windows to the side, two central heating radiators, ceiling coving and the focal point being a cast iron open fireplace with ornate tiled inset, solid wood surround and black granite hearth.



### Bathroom

11'10 x 6'7 (3.61m x 2.01m)

A four piece white modern bathroom suite comprising panel enclosed bath, low level flush W.C, shower cubicle, vanity hand wash basin, wall mounted heated towel rail, ceiling spotlights, double glazed obscured window to the side elevation and being fully tiled.



### Home Office

10'5 plus alcoves x 10'0 (3.18m plus alcoves x 3.05m)

With central heating radiator, tiled floor and double glazed windows to the side and rear.



### Utility Room

11'8 x 5'1 (3.56m x 1.55m)

Having a range of wall and base units with rolled edge laminate work surfaces over and incorporating a stainless steel single bowl drainer sink unit with mixer tap, plumbing for automatic washing machine and second dish washer plus space for dryer, double glazed window to the side, ceiling spotlights and being part tiled.











### Inner Hallway/Cloaks

23'8 x 21'5 (7.21m x 6.53m )

With cloaks area and double glazed stable composite door to the side elevation.

### Kitchen/Dining/Living Room

23'8 x 21'5 irregular shape room (7.21m x 6.53m irregular shape room)

A superb extension with pitched ceiling offering family/entertaining space with a modern fitted kitchen, dining and living accommodation and full width sliding patio doors overlooking the rear garden.

Comprising a range of wall and base units with laminate work surfaces above and incorporating a ceramic drainer sink unit with mixer tap, built-in double oven and induction hob with extractor hood over, integrated dish washer and matching island with further storage and breakfast bar. Ceiling spotlights, part tiled walls to the kitchen area, underfloor heating and double glazed windows to each side elevation complete this stunning room.

### Landing

With access to the loft, central heating radiator and double glazed widow to the front elevation.

### Bedroom One

12'8 x 10'8 (3.86m x 3.25m)

Having built-in wardrobes with top cupboards, central heating radiator, ceiling coving and double glazed window to the front.

### Bedroom Two

With central heating radiator, ceiling coving and dual aspect double glazed window to the side and front elevation offering views across open countryside.

### Bedroom Three

11'11 x 10'2 (3.63m x 3.10m)

With central heating radiator and double glazed window to the rear elevation.

### Bedroom Four

With double glazed window to the rear providing views over the rear garden and open countryside, central heating radiator and airing cupboard housing copper cylinder and with top cupboards.





## Bathroom

6'7 x 5'4 (2.01m x 1.63m)

A white suite comprising roll top claw foot free standing bath, low level flush W.C, pedestal hand wash basin, wall mounted chrome heated towel rail, double glazed obscured window to the rear and being part tiled.

## Parking

The front of the property leads to a driveway which runs to the rear garden and provides ample parking for several cars. There is also planning permission to erect a detached garage. ( 136815 )

## Gardens

The property is set back from the lane with a good sized mainly laid to lawn established garden to the front.

To the rear of the property is a superb porcelain tiled anti slip patio leading from the extended kitchen/diner/living space creating an effective outside in area.

A further established garden, mainly laid to lawn with trees and shrubs, leads on from the patio and extends to a triple stable block and paddock. The garden is enclosed by fenced and hedged boundaries.

## Paddock

The fenced paddock is currently split into two sections and provides electricity and water.

## Barn/Stable Block

The barn, suitable for multiple use, is currently split into three stables consisting of a double and two single stables all providing lighting, water and electric. There is also a wood store which houses the oil tank.

## Additional Information

Tenure: Freehold

Floor Area: 181 square meters.

EPC Rating: D

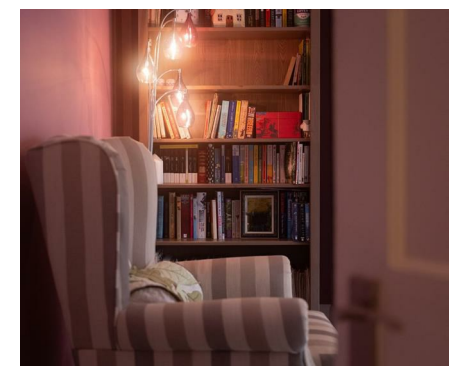
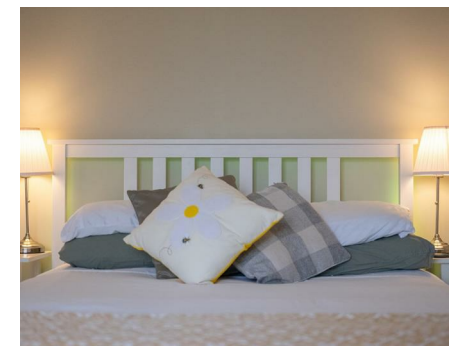
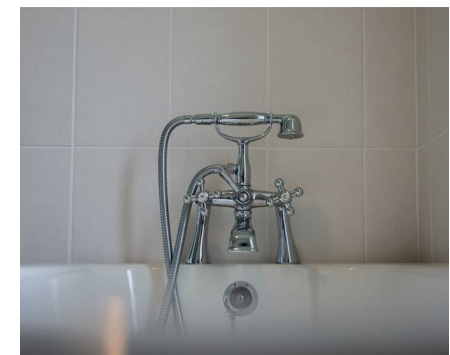
Council Tax Band: F

## Services

Mains Drainage

Mains Electric

Heating: Oil







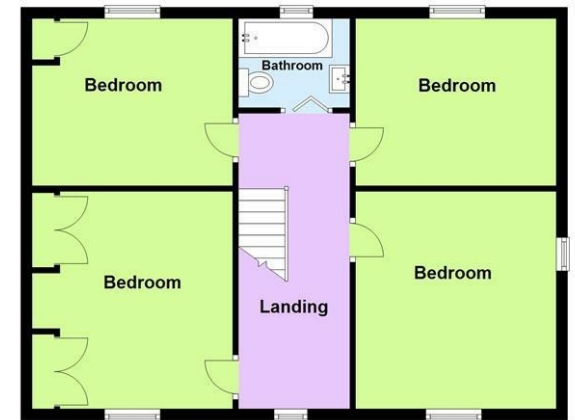




**Ground Floor**  
Approx. 1335.0 sq. feet



**First Floor**  
Approx. 708.3 sq. feet



Total area: approx. 2043.3 sq. feet

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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>71</b>
(55-68) <b>D</b>		<b>56</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<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.