



## 5.04 Acres Vine Cottage , Gainsborough Road

Middle Rasen | Market Rasen | LN8 3JU

£750,000



**Perkins George Mawer & Co.**

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

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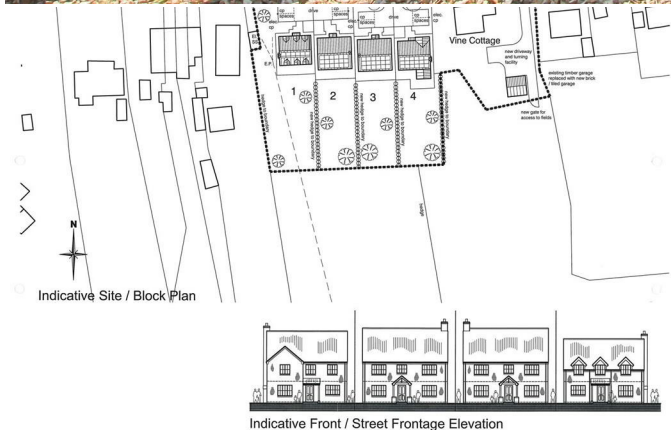
£750,000

An amazing opportunity to buy this Detached Cottage set in around 5 acres which has Outline Planning Permission for 4 Detached Houses (Dated 18/05/2023 - Planning Application 146322 - West Lindsey Planning). Middle Rasen is a thriving village community with first school, pub, local shop and church and easy access out to countryside walks. More comprehensive shopping and leisure services can be found in neighbouring Market Rasen which is less than one and a half miles distance and has secondary schooling too.

This cherished home has been in the family for around 128 years, and has seen families growing up from generation to generation some having enjoyed the land being used as a paddock for horses, with two stables and Two sheds. The cottage has countryside views to the rear over the five acre paddock and land. It is warmed by gas radiator heating which had a new boiler around four years ago with a ten year guarantee.

Accommodation comprises: Reception Hall, Extended Living Room, Separate Dining Room, Kitchen, Sun Room/Utility, Shower/Cloakroom. There are Four Bedrooms and a Bathroom on the First Floor. Outside the cottage, paddock and land sit on around five acres, there's a large workshop plus double garage and well tended gardens surrounding.

- Detached Cottage in 5 Acres
- Paddock with Stables
- Sought After Village
- Double Garage & Workshop
- Outline Plans for 4 Houses
- Countryside Views to Rear
- Four Bedrooms
- Well Tended Large Gardens



## Reception Hall

Panelled entrance door. Stairs to First Floor. Doors to Dining Room and Living Room.



### Living Room

24'9 x 11'10 extending to 15'5 (7.54m x 3.61m extending to 4.70m)

Windows to front and side. Double glazed, double doors to rear garden. One double and one single radiator. Coving. Gas living flame fire with marble effect hearth, surround and mantel. Under-stairs storage.

### Dining Room

12'0 x 10'9 min (3.66m x 3.28m min)

Window to front. Coving. Double radiator. Ornamental fireplace recess. Glazed doors to Sun Room/Utility and Kitchen.

### Kitchen

11'8 x 11'10 (3.56m x 3.61m)

Fitted wall and base units. Wood effect work-surfaces with inset single drainer stainless steel sink top. Tiled splashbacks. Coving. Windows to front and rear. Double radiator. Worcester Gas Boiler.

### Sun Room/Utility

10'1 x 8'2 (3.07m x 2.49m)

Windows to sides and rear. Double glazed door to rear. Radiator. Door to:-

### Shower/Cloakroom

Step-in shower cubicle. Wash hand basin. W.C. dado rail. Tiling to water sensitive areas. Window to rear. Radiator.

### Split Level Landing

Dado rail. Coving. Windows to rear and side.

### Bedroom One

11'11 x 9'8 plus furniture (3.63m x 2.95m plus furniture)

Two double wardrobes, three double storage cupboards and additional built-in cupboard. Window to front. Radiator.







### Bedroom Two

11'8 x 11'10 (3.56m x 3.61m)

One double and one single wardrobe with matching storage cupboards. Windows to front and rear. Radiator. Coving.

### Bedroom Three

8'7 x 12'0 (2.62m x 3.66m)

Window to front. Radiator. Coving.

### Bedroom Four

11'11 x 8'7 (3.63m x 2.62m)

Window to rear. Coving. Radiator. Double mirror fronted wardrobe.

### Bathroom

White suite of panelled bath. Pedestal wash basin. W.C. Tiling to water sensitive areas. Double radiator. Window to rear. Airing cupboard housing foam lagged hot water cylinder.

### Good Sized Gardens Surrounding

Approached via iron pedestrian gate. Sculptured and shaped lawns. Flower borders. Vegetable plot. Mature hedgerows. Mature shrubs and trees. Pergola walkway with climbing plants. Pond. Fruit trees. Greenhouse. Gravelled driveway providing parking for several cars and access to:-

### Double Garage

18'0 x 16'6 (5.49m x 5.03m)

Light, electric and double opening timber doors.

### Large Workshop

33'0 x 17'4 (10.06m x 5.28m)

Light and electric.

### Two Stables

13'8 x 9'5 & 13'6 x 9'8 (4.17m x 2.87m & 4.11m x 2.95m)

Both with light.

### Two Timber Sheds

### Additional Information

Tenure: Freehold

Services: All mains services connected

Council Tax Band: D -West Lindsey

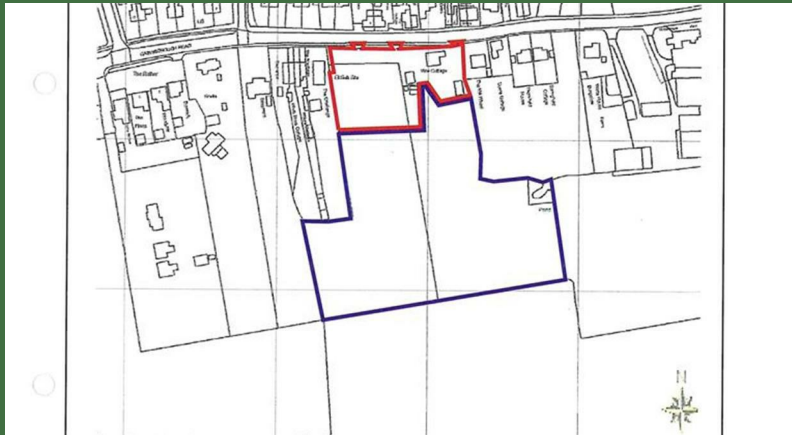
Energy Rating: T.B.C.

Outline Planning Permission for 4 x Detached Houses

(18/05/23) - Decision Granted time limit plus conditions. Ref:

146322 - West Lindsey

AGENTS NOTE: There will be an Overage Clause put in place for the remaining land, which currently doesn't have Planning - this is to be agreed at a later date, at point of sale.







Total area: approx. 131.9 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>63</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.