



Tudor Cottage, Rasen Road

Walesby | Market Rasen | LN8 3UW

Offers In The Region Of £375,000



Perkins George Mawer & Co.

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

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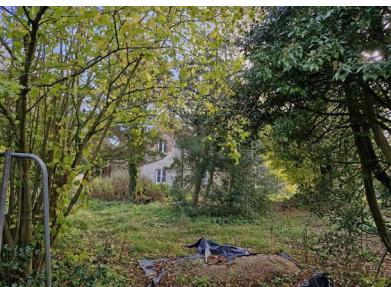
Nestled on in the charming Lincolnshire Wolds village of Walesby, PGM&CO are pleased to offer this detached house which presents a unique opportunity for those seeking a renovation project, with the added benefit of Planning Permission for a single storey extension.

- Renovation Project
- Bare Brick Start
- Spacious Plot
- Planning Permission for Single Storey Extension

Location

Walesby is a popular village located at the foot of the Lincolnshire Wolds boasting several countryside walks. The town of Market Rasen is just 2.8 miles to the south and offers a range of amenities including primary and secondary schools, shops, pubs and leisure facilities. Caistor lies 7 miles to the north and also offers conveniences and transport links.





Description

The property currently spans an impressive 2,400 ft² (approximately), it boasts two reception rooms, kitchen and utility, as well as four well-proportioned bedrooms, presenting ample space for a growing family or for those who desire extra room for guests or a home office.

The property has been stripped back to bare brick, allowing for a blank canvas to create your dream home. Recent improvements include a repaired roof and gutters, as well as some underpinning, undertaken by the current owners.

For those looking to expand their living space, planning permission has already been granted for a single-storey extension, offering the potential to enhance the property further.

This home is ideal for buyers with a vision, ready to transform it into a modern masterpiece while retaining its character. With its prime location in Walesby, you will enjoy the tranquillity of village life while being within easy reach of Market Rasen's amenities.

This is a rare opportunity to invest in a property with great potential, so do not miss out on making this house your own.

Accommodation

Ground Floor

The current ground floor layout briefly comprises:
- Lounge, Dining Room, Kitchen with Utility and Pantry and W/C.

First Floor

There are currently 4 spacious Bedrooms and a Family Bathroom.

Outside

Currently set in mature grounds with trees and shrubbery, the half acre plot offers great scope of landscaping and opening up. With potential for a large driveway and ample parking.

Planning Permission

The property has the benefit of Planning Permission granted for a single storey extension to the rear of the current footprint of Tudor Cottage. The extension will provide additional open plan living space and make full use of the versatile ground floor area.

Current Condition

The current vendors have removed fittings and reverted the property back to bare brick. Repaired/replaced the roof, new gutters and fascias. Some underpinning has also been completed.

Services

The property has both mains water and mains electricity connected. Mains drainage is believed to be in existence. Prospective purchasers should make their own enquiries regarding services.

Boundaries and Access

Tudor Cottage benefits from direct highway access off Rasen Road.

The buyer(s) shall be deemed to have full knowledge of all boundaries and neither the seller nor the selling agent will be responsible for defining the boundaries or their ownership.

Plans and Areas

The plans included with these Particulars of Sale are published for identification purposes only.



Existing Front Elevation Scale 1:100



Existing Side Elevation Scale 1:100



Existing Rear Elevation Scale 1:100



Existing Side Elevation Scale 1:100

Buyer Identity Check

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

Viewing

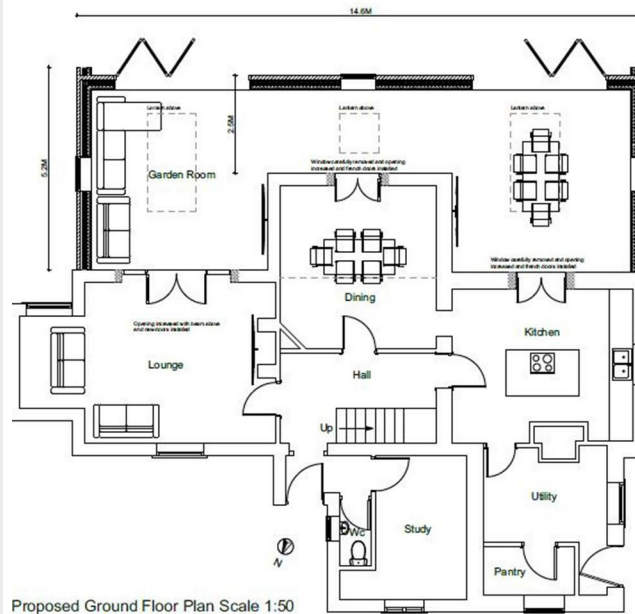
Viewing is strictly by appointment through the Selling Agent.

Solicitor

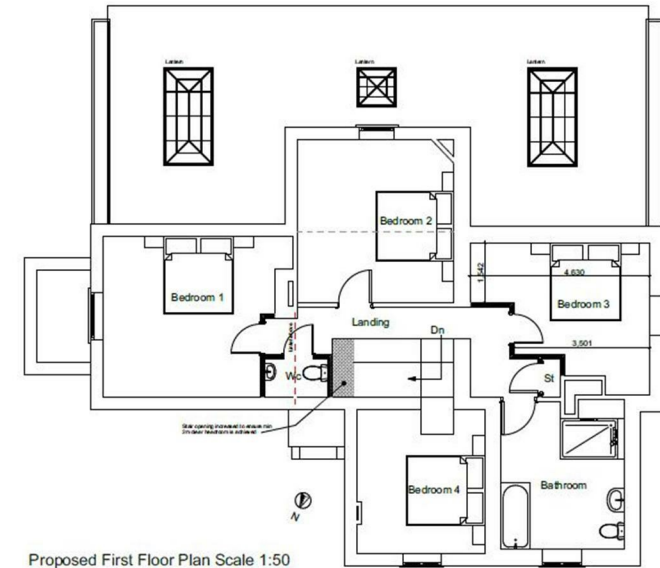
Burton & Dyson Solicitors

22 Market Pl, Gainsborough DN21 2BZ

T: 01427 610761



Proposed Ground Floor Plan Scale 1:50



Proposed First Floor Plan Scale 1:50



Proposed Front Elevation Scale 1:100



Proposed Side Elevation Scale 1:100



Proposed Rear Elevation Scale 1:100



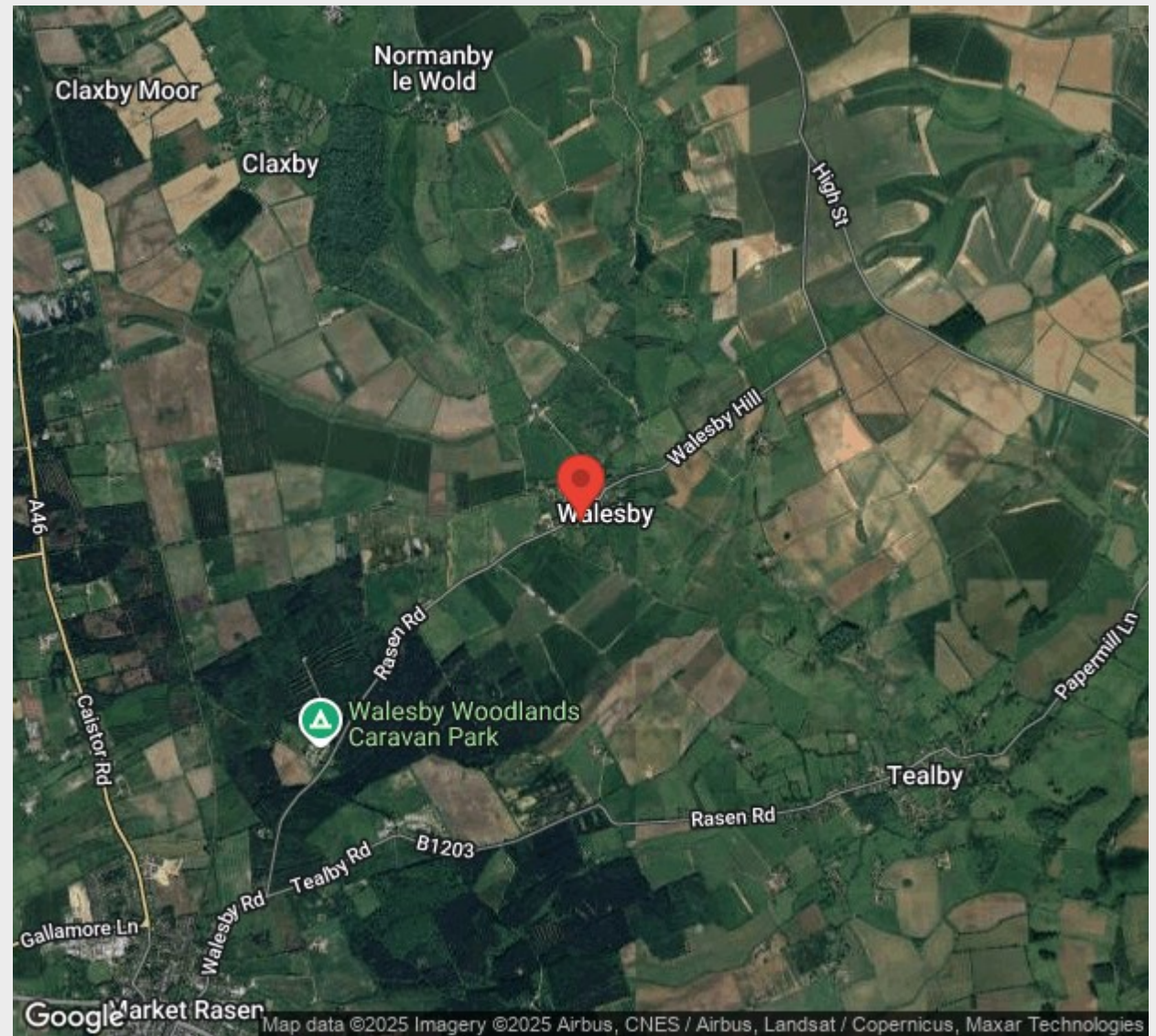
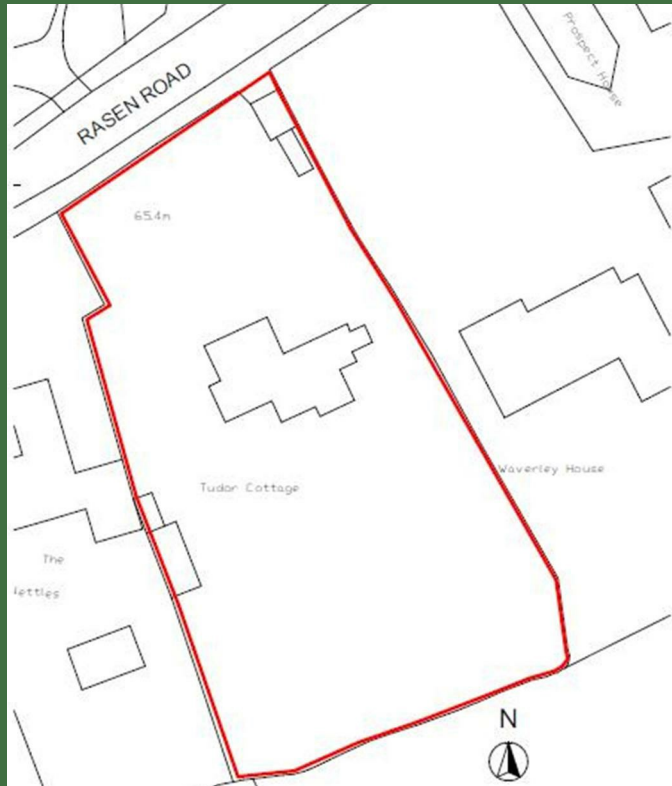
View 1 Left Rear (Stone side)



View 2 Rear Right (Brick side)



View 3 Rear High Level



Perkins George Mawer & Co

Corn Exchange Chambers

Queen Street

Market Rasen

Lincolnshire

LN8 3EH

01673 843011

info@perkinsgeorgemawer.co.uk

www.perkinsgeorgemawer.co.uk

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.