



Millfield House, Buslingthorpe Road

5.07 Acres - Linwood | Linwood, Market Rasen | LN8 3QG

Asking Price £695,000



Perkins George Mawer & Co.

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

Millfield House

Buslingthorpe Road | 5.07 Acres -

Linwood

Linwood, Market Rasen | LN8 3QG

A superb detached residence set within established landscaped gardens with two additional paddocks, totalling 5.07 acres.

The property offers 360 degree views and is set within an enviable position on the outskirts of the village.

The spacious and versatile accommodation briefly comprises entrance hallway, two reception rooms, large conservatory, dining kitchen, utility room, study area and cloaks/W.C. To the first floor are four bedrooms and family bathroom.

Externally the property is surrounded by magnificent gardens whilst a sweeping driveway leads to a double garage and provides ample off street parking.

Certainly a property not to be missed!

Entrance

Via the conservatory to the front and rear, or hallway to the rear of the property.

Conservatory

24'11 x 15'6 max (7.59m x 4.72m max)

Being of hardwood construction with exposed brick walls, tiled floor, ceiling light/fan, entrance door from the front and rear, double doors leading to the current study area and door to the integral garage.

Study/Office area

9'7 x 4'10 (2.92m x 1.47m)

Leading to the dining kitchen and conservatory and having central heating radiator.





Dining Kitchen

19'0 x 14'6 max (5.79m x 4.42m max)

Having a range of wall and base units with laminate rolled edge work surfaces over and incorporating a one and a half bowl stainless steel drainer sink unit with mixer tap, integrated fridge freezer, feature exposed brick recess housing the oil fired aga, exposed ceiling beams, central heating radiator, ceiling spotlights, window overlooking the office area, double glazed window to the side elevation, built-in storage cupboard, laminate wood flooring and being part tiled. Doors to:

Rear Hallway

With door to the rear gardens and doors to:

Utility Room

10'4 x 6'10 (3.15m x 2.08m)

Having a range of wall and base units with rolled edge laminate work surfaces over and incorporating a single bowl stainless steel sink unit, plumbing for automatic washing machine and dish washer, wall mounted 'Wallstar' boiler, double glazed window to the rear and tiled floor.

W.C

With low level flush W.C, central heating radiator, tiled floor and double glazed obscured window to the rear.

Snug/Dining Room

11'1 x 10'11 (3.38m x 3.33m)

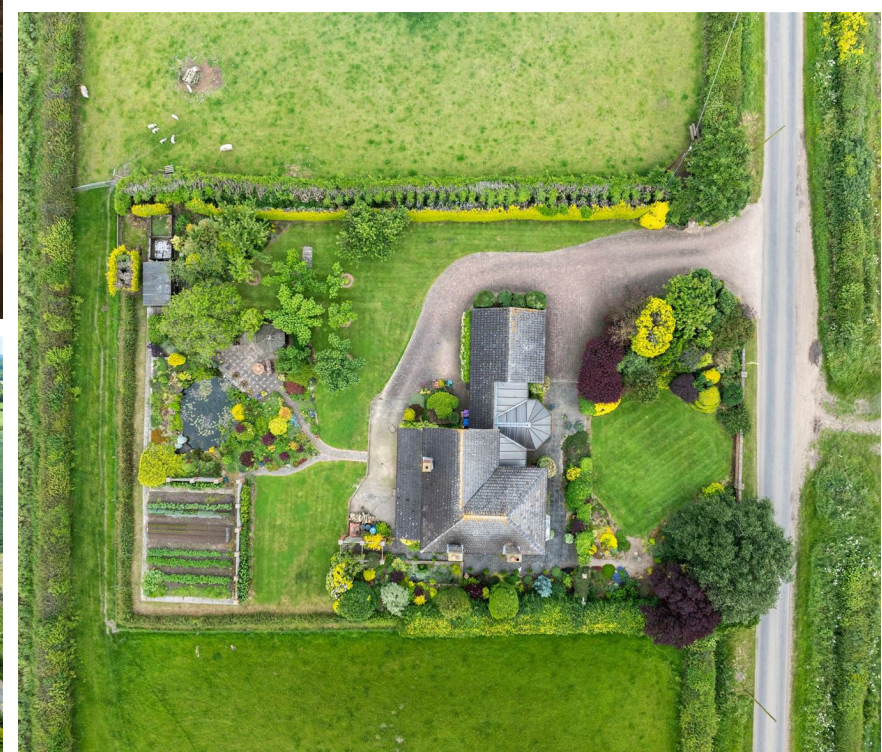
With double glazed window to the side elevation, parquet floor, central heating radiator, dado rail, ceiling coving and ceiling rose. Double doors to:

Lounge

18'11 x 10'6 (5.77m x 3.20m)

With double glazed patio doors to the side elevation, double glazed bay window to the front, central heating radiator, dado rail, exposed ceiling beams, ceiling spotlights, two television points and the focal point being an exposed brick wall with recessed shelving and incorporating a multi fuel wood burning stove with full wall length tiled hearth. Door to:







Hallway

With dado rail, central heating radiator, ornate ceiling coving, double glazed window to the front, parquet flooring and stairs to the first floor.

Landing

With central heating radiator, laminate wood flooring, double glazed window to the side elevation, access to the loft and airing cupboard housing the water tank.

Bedroom One

15'0 x 11'0 (4.57m x 3.35m)

With double glazed bay window to the front elevation with built in seating, laminate wood flooring, dado rail, television point and central heating radiator.

Bedroom Two

14'11 x 10'11 (4.55m x 3.33m)

With two double glazed windows to the rear elevation, laminate wood flooring, central heating radiator and ceiling coving.

Bedroom Three

16'10 x 10'1 (5.13m x 3.07m)

With two double glazed windows to the side elevation, dado rail, central heating radiator, built-in wardrobes with top cupboards and matching bed side tables.

Bedroom Four

8'5 x 8'0 (2.57m x 2.44m)

With laminate wood flooring, ceiling coving, central heating radiator, , built-in wardrobe and double glazed window to the front elevation.

Bathroom

A four piece suite comprising vanity hand wash basin, low level flush W.C, shower cubicle, corner bath, laminate wood flooring, ceiling coving, central heating radiator, double glazed obscured window to the side elevation and being part tiled.

Garage

A double integral garage with up and over doors, single glazed arched window to the side, pedestrian door to the conservatory and having power and light.

Gardens

Externally the property is set within immaculate landscaped gardens, with orchard, walled vegetable garden, rockery and having two ponds. The gardens are mainly laid to lawn with established trees, plants, shrubs and well stocked borders. A paved pathway leads from the rear of the property and surrounds the main pond which also leads to a summer house, further garden shed and two compost heaps. The gardens are enclosed with hedged, fenced and walled boundaries. A wood store housing the oil tank can be found to the rear of the property.

Paddocks

There are two paddocks to either side of the property accessible via a separate access strip and enclosed with fenced and hedged boundaries. There is a water supply to the land which totals five acres.

Services

Heating: Oil

Main Electric

Septic Tank - None conforming

Additional Information

Tenure: Freehold

Floor Area: 160 Sq M

EPC Rating: E

Council Tax Band: F







Ground Floor
Approx. 121.6 sq. metres



First Floor
Approx. 73.6 sq. metres



Total area: approx. 195.2 sq. metres

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

| Energy Efficiency Rating | | Current | Potential |
|--|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | 89 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 45 | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | 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.