



THORPE MILL

Thorpe Lane | Tealby | Market Rasen
Lincolnshire | LN8 3YE

For Sale as a Whole – Guide Price £475,000



Perkins George Mawer & Co.

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



THORPE MILL AT THORPE LANE

TEALBY | MARKET RASEN | LINCOLNSHIRE | LN8 3YE

For Sale as a Whole

**Mill Farmhouse, Watermill, Cottage, Farm Building and Agricultural land
extending to about 0.89 Acre (est.) Guide price £475,000.**



Perkins George Mawer & Co.
Corn Exchange Chambers
Queen Street
Market Rasen
Lincolnshire LN8 3EH



Perkins George Mawer & Co.
Chartered Valuation Surveyors & Estate Agents.
Agricultural & Fine Art Auctioneers.

Tel: 01673 843011

Fax: 01673 844072

Email: info@perkinsgeorgemawer.co.uk

www.perkinsgeorgemawer.co.uk

INTRODUCTION

Set in delightful Wolds countryside, a rare opportunity to acquire a red brick farmhouse, cottage with adjoining stream-fed watermill and range of conveniently located farm buildings (formerly stables, bakehouse and hayloft) together with a separate brick and tile semi-detached cottage, in all about 0.89 Acre (est.). The property is considered to offer tremendous potential and would benefit from a sympathetic scheme of repair and improvement.

SITUATION

The property is located in Tealby Thorpe, fronting onto Thorpe Lane, between Market Rasen (3 miles) and Binbrook (6 miles). The City of Lincoln lies about 16 miles south west and Grimsby and the coast about 16 miles north east.

MILL FARMHOUSE, WATERMILL, COTTAGE, FARM BUILDING AND AGRICULTURAL LAND EXTENDING TO ABOUT 0.89 ACRE (EST.) – COLOURED RED ON PLAN.

Semi-circular drive with two separate entrance gates leading to:-

Mill Farmhouse

Of principally red brick and pantile construction with later additions, in particular the large bay windows to the front elevation. The property is believed to date back to the 1700's. It is south west facing and overlooks an enclosed lawn with borders and beyond to the nearby ford.

The accommodation is arranged over two floors as follows;

Ground Floor: Porched front entrance leading to...

Dining Room 3.60m x 4.70m (11'10" x 15'5") incorporating entrance area with night storage electric heaters, and part stone/part brick open





feature fireplace, exposed wooden beams, open oak staircase to first floor and 'Miller's Door' providing access to the adjoining Mill. Bay window to front elevation.

Lounge 3.60m x 4.70m (11'10" x 15'5") with stone feature fireplace, wooden ceiling beams, electric night storage heater and bay window.

Kitchen 5.95m x 2.35m (19'6" x 7'8") with enamelled double drainer sink and separate hot and cold taps, range of fitted units with worktops and connection for freestanding cooker together with plumbing for washing machine and tumble dryer. Strip lighting to ceiling and Quarry tile floor. Internal door leading to walk-in Pantry providing meat safe/larder cupboard with modern strip lighting and quarry tiled floor.

There is an adjoining **Conservatory** to the end elevation of the **Kitchen** providing external access.

First Floor:

Bedroom 1 3.60m x 3.70m (11'10" x 12'1") Window to front elevation, built in wardrobe.

Bedroom 2 4.60m x 3.70m (11'10" x 12'1") Window to front elevation.

Landing Area with built-in bookshelf, electric storage heater, picture/large window to rear elevation.

Bedroom 3 3.53m x 2.31m (11'7" x 7'7") with picture/large window to rear.

Family Bathroom with cast iron bath, low level flush WC and hand basin on pedestal. Electric chrome towel rail and cupboard with hot water cylinder/immersion heater. Window to rear and end elevation.

Internal doors are predominantly 'ledge and brace' construction with 'comb-work' effect finish.





Watermill

Immediately adjoining the farmhouse 'The Mill' is believed to date back to the 17th century. It is constructed of coursed Ironstone rubble and part red brick under clay pantile roof. The last full-time miller was a Percy Richardson in 1962. The accommodation is arranged over three separate floors and briefly comprises:-

Ground Floor & Gearbox (outhouse) with concrete floor and millstone loading bay plus adjoining garage. It includes the main waterwheel with oak axle and cast-iron rim, iron hub and wood and iron buckets, with the mill race flowing through. The adjacent bay houses, the pit-wheel and the spur wheel providing drive to...

Grinding Floor with two sets of grinding stones for flour and animal feed. There is also a kibbling mill and oat roller in existence.

Grain Floor/Hopper Room 13.2m x 4.25m (43'7" x 13'11") where the grain was traditionally stored and dried, including mill feed hoppers and hoists.

Farm Building lying in close proximity to the **Farmhouse** and comprising former **Cow Byre/ Milking Parlour/Dairy/Stable** with **Bakehouse** and **Hayloft 16.90m x 4.15m (55'5" x 13'7")** above. Constructed in the early 19th century and mainly of red brick with pantile roof and single ridge stack. 6-bay frontage arranged over 2-storeys with stable and plank door configurations and single opening/shutter windows. WC. to rear elevation.

Water and electricity are laid on to the Mill and Farm Buildings.

There is also a semi-detached, brick and pantile construction **Outbuilding/Dwelling** at present used as storage. The accommodation is on two floors and extends to about 50.5sq.m (543.47sq.ft) overall.

Land

For those interested, further land is available by separate negotiation.

GENERAL INFORMATION

Method of Sale

The property is offered for sale by Private Treaty.

Tenure & possession

Freehold. Vacant Possession will be granted on completion.

Services

Mains water and electricity are connected. Foul drainage is to a private system.

Statutory Designations

The farm buildings described as stables, bakehouse and hayloft are Grade II listed. (ref: 1359755). The Watermill and attached outhouse are Grade II* listed (ref: 1165464)

Tealby CP. is within in an Area of Outstanding Natural Beauty (AONB).

Wayleaves/Easements & Rights of Way

The property is offered for sale subject to all existing rights, including right's of way, whether public or private, light, support, drainage,, water and electricity supplies, and other rights, easements, quasi-easements, and all wayleaves whether referred to in these particulars or not.

Boundaries

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.

Health & Safety

Given the potential hazards of an old property we would ask that viewers should be as vigilant as possible when making an inspection for their own personal safety, particularly around the watermill.





Fixtures & Fittings

Only those items described within these particulars of sale are included with the property.

Local Authority

West Lindsey District Council Tel:(01427) 676676.

Buyer Identity Checks

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

Council Tax

The property falls within Council Tax Band E.

Outgoings

A modest annual drainage charge is levied.

Brochure & Photography

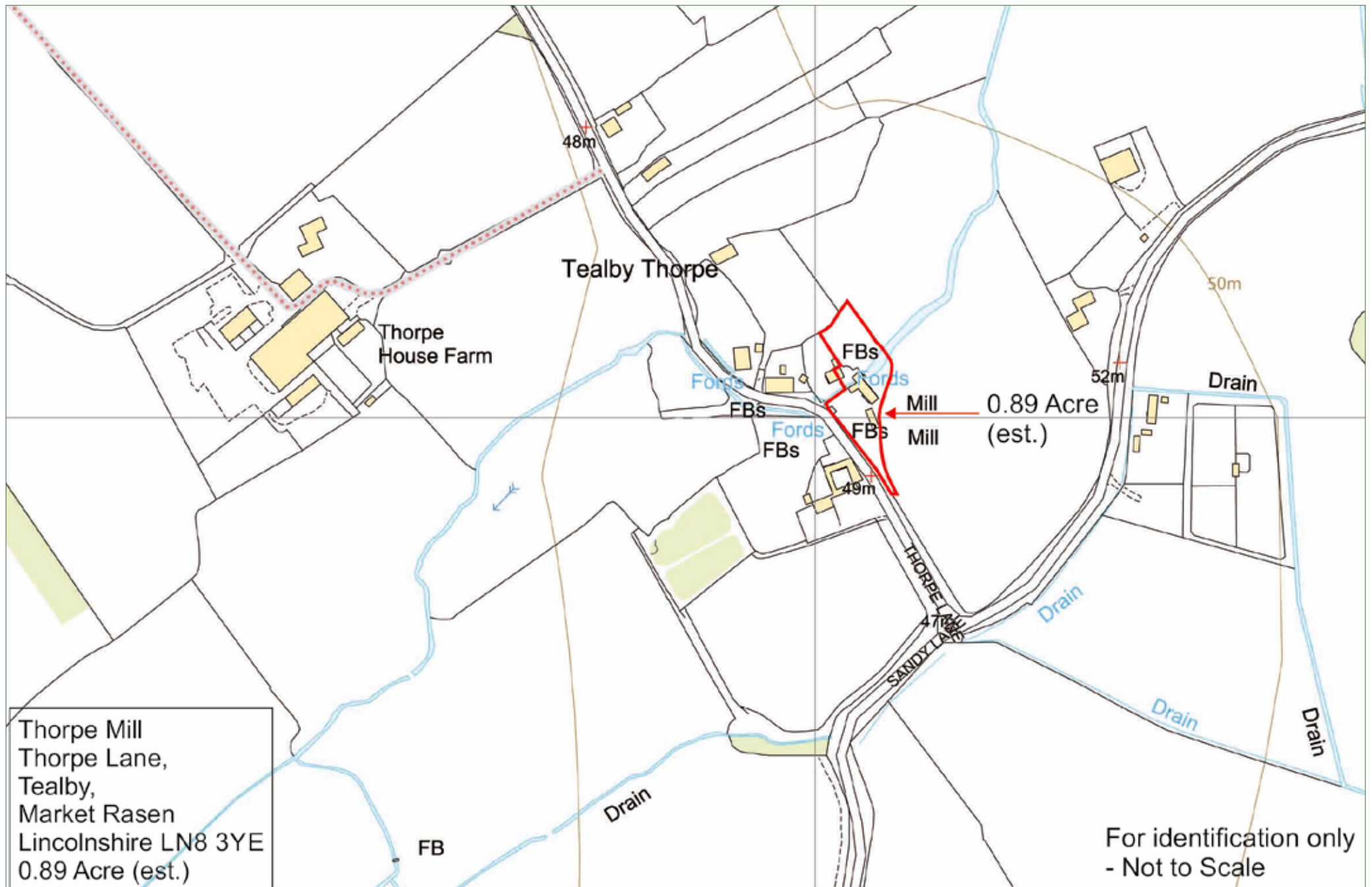
The particulars of sale and photography were prepared in August/September 2020 in accordance with the Sellers instructions.

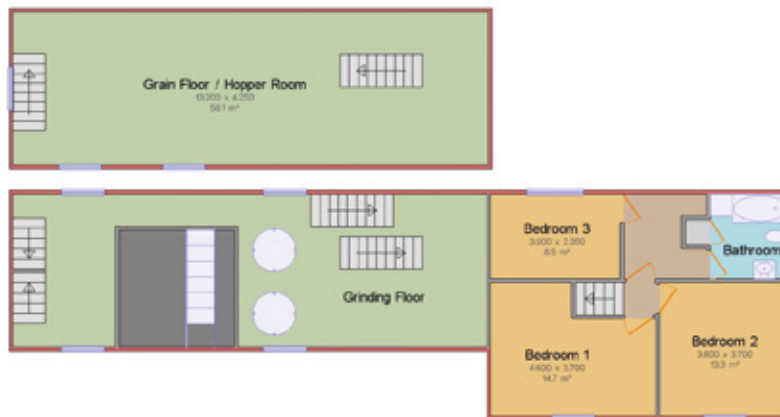
Solicitors

Wilkin Chapman (Grimsby) 01472 262626.

Viewing

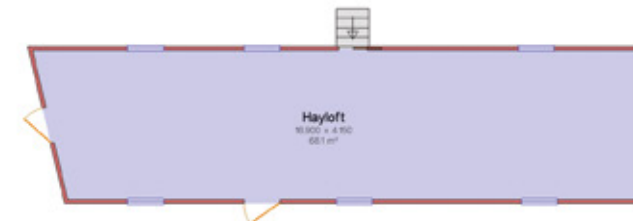
Strictly by appointment. It would be appreciated if only those parties with a genuine interest and an immediate ability to proceed express an interest to inspect.



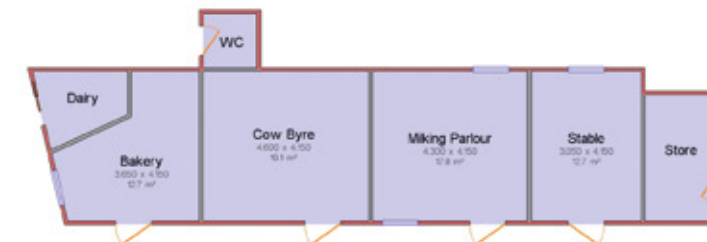


Thorpe Mill
Ground, First & Second Floor

Thorpe Mill House
Ground & First Floor



Potential Barn Conversion
Ground & First Floor



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient • lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient • higher running costs | | |
| | 19 | 83 |



Misrepresentation Act Perkins, George Mawer & Co. for themselves and for the vendors or lessors of the property whose agents they are give notice that i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract; ii) all descriptions, reference to conditions and necessary permissions for use and occupations, and other details are given in good faith and are believed to be correct but any intending Purchasers or Tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii) no person in the employment of Perkins, George Mawer & Co has any authority to make or give any representations or warranty whatsoever in relation to this property. These particulars and photographs were prepared and taken in August/September 2020.