Field Cottage, 8 Rasen Road

Tealby, Market Rasen, LN8 3XL

Book a Viewing!

£395,000

An extremely rare opportunity to purchase this unique stone built detached single storey cottage which has been extended to the rear and enjoys approx. 8.5 acres (STS) of rolling Lincolnshire Wolds land positioned directly behind the property. The property is located within the sought-after Lincolnshire Wolds village of Tealby and is within walking distance of the village centre. The property is also conveniently located for easy access into the nearby market town of Market Rasen, together with the popular town of Louth. The cottage enjoys outstanding open views across the surrounding countryside and rolling hillsides, particularly from the impressive rear extension which features floor-to-ceiling glazing overlooking the land. Internally, the property offers accommodation comprising of an entrance hallway, lounge, kitchen, shower room and two bedrooms. To the rear of the property there is a superb garden room extension designed to take full advantage of the countryside views, together with an adjoining utility area. Externally, the property benefits from a generous grass frontage which could be utilised as additional garden space together with a smaller garden area to the side of the property. The adjoining land extends to approx. 8.5 acres (STS) and provides a rare opportunity for buyers seeking a property with land within the Lincolnshire Wolds. The property is being sold with no onward chain.

SERVICES
Mains electricity, water and drainage. Electric heating.

There are two public footpaths that run through the land, please call for more information.

EPC RATING – F.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION
Tealby is a village and civil parish in the West Lindsey district of Lincolnshire situated on the edge of the Lincolnshire Wolds and 3 miles north-east from Market Rasen. The village has a public house, tennis and bowls club, a school, village shop, a tea room and offers many pleasant walks in the surrounding countryside.

HALLWAY
With timber external door, exposed floorboards, storage cupboards, electric radiator and opening into the kitchen.

LOUNGE
12' 5" x 11' 10" (3.78m x 3.61m) With two timber double glazed windows, feature fireplace and electric radiator.

KITCHEN
10' 3" x 4' 11" (3.12m x 1.5m) With exposed floorboards and timber double glazed window. Fitted with a range of wall and base units with work surfaces over, stainless steel sink, integrated oven and four ring ceramic hob with stainless steel splashback, space for fridge and electric radiator.

GARDEN ROOM
20' 0" x 7' 7" (6.1m x 2.31m) With double glazed windows and doors overlooking the land and surrounding countryside, solid wood flooring and spotlighting.

UTILITY ROOM
7' 10" x 5' 7" (2.39m x 1.7m) With tiled flooring, base units with work surface over, plumbing and spaces for washing machine and dishwasher and extractor fan.

BEDROOM 1
12' 4" x 8' 11" (3.76m x 2.72m) With timber double glazed window and electric radiator.

BEDROOM 2
12' 6" x 8' 2" (3.81m x 2.49m) With timber double glazed window and electric radiator.

SHOWER ROOM
6' 3" x 4' 11" (1.91m x 1.5m) With timber double glazed window, vinyl flooring, low level WC, wash hand basin, walk-in shower with panelled surround, extractor fan and electric radiator.

OUTSIDE
To the front of the property there is a lawned garden and a variety of mature shrubs and trees. To the left hand side of the property there is a lawned garden with a paved area with hedging. To the right hand side of the property there is a section of driveway which also provides gated access into approximately 8.5 acres (STS) of rolling land to the rear. This section of driveway is accessed with a right of way over a sectional driveway owned by an adjacent property.

WEBSITE
Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT
We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO
Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these ConveyancingServices then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME
An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE
We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.

2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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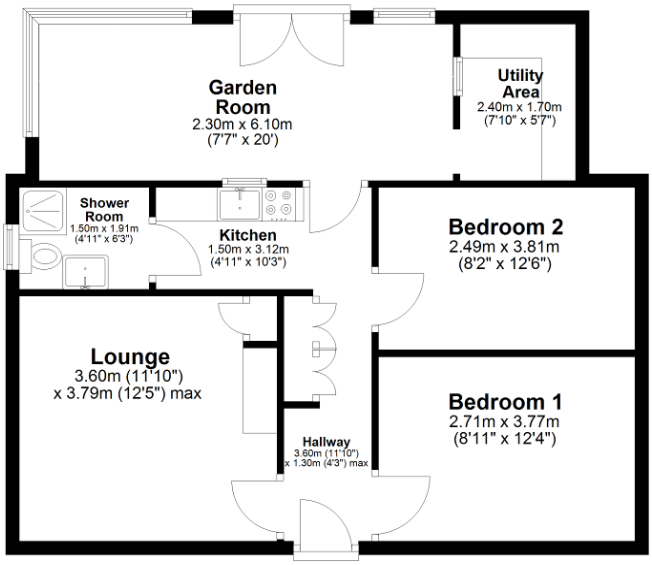
Ground Floor

Approx. 66.7 sq. metres (717.5 sq. feet)



Total area: approx. 66.7 sq. metres (717.5 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents
Plan produced using PlanUp.

29 – 30 Silver Street
Lincoln
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22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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 are advised to recheck the measurements.

The Property Ombudsman