



Landuam Cottage, Owmbly Lane
£520,000

Landuam Cottage

Owmby Lane, Market Rasen

Outstanding 4 bedroom detached cottage within approx 1 acre. Stunning views to The Wolds. Includes 2 reception rooms with multi fuel stoves, 18'9 day kitchen, outstanding master suite and family bathroom. A conservatory maximises the views. Extensive parking. LanduamCottage - completely home.

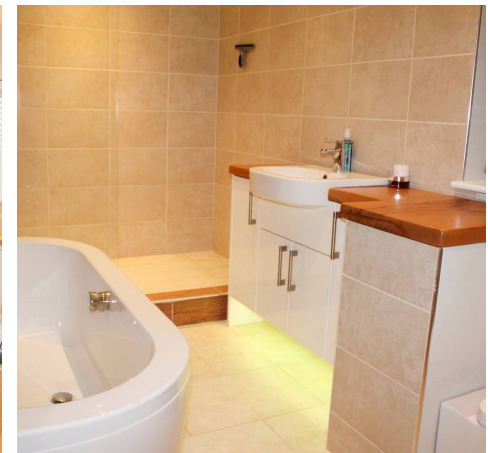
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- STUNNING COTTAGE
- APPROX 1 ACRE
- SUPERB VIEWS
- 2 CAST STOVES
- LUXURY BATHROOM AND EN SUITE
- 18'9 DAY KITCHEN
- RURAL NOT REMOTE
- COUNCIL TAX BAND C
- EPC Rating C





Lounge

18' 8" x 13' 9" (5.70m x 4.18m)

A dual aspect room of relaxed charm and intimacy focused on the brick built fireplace with decorative herringbone back, inset mantle beam and cast iron stove. The room also includes radiator, tv aerial point, spot lighting, twin arched glazed doors to the Kitchen and Pvcu french doors to

Conservatory

12' 4" x 12' 6" (3.75m x 3.82m)

Enjoying superb views across the grounds towards the Lincolnshire Wolds and linking to the rear terrace via French doors the Conservatory is constructed in Pvcu double glazed panels over brick plinths with hip and pitched translucent roofs and oak effect laminate flooring. (MAX MEASUREMENTS)

Day Kitchen

18' 10" x 14' 9" (5.75m x 4.50m)

The undoubted informal social heart of the home being superbly appointed with a range of Shaker style units with oak work tops to include inset 1 1/2 bowl sink with flexible mixer tap , dishwasher space, integrated refrigerator, space for a wine cooler, an additional 8 base units, a further 3 obscure glazed units at eye level, inset Kenwood stainless range with glazed splashback and extractor canopy over, radiator, travertine flagged floor, windows to 2 aspects, walk in under stair Pantry store and rear entrance door. (MAXIMUM MEASUREMENTS.)



Utility

9' 0" x 4' 9" (2.74m x 1.46m)

A practical area with additional high and low white fronted units with granite style tops and slate effect tiled floor to include floor standing oil fired central heating boiler, extractor fan, space and plumbing for an automatic washing machine, tumble drier space and refrigerator recess.

Cloak Room

Appointed with a suite in white to include close coupled wc, corner wall mounted wash hand basin with tiled splash back and bifold door.

Entrance Vestibule

With oak door opening to the terrace, quarry tiled floor and stair to the first floor.

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Dining Room

18' 10" x 10' 8" (5.73m x 3.24m)

A multi use dual aspect room suited to more formal family celebrations or as a bespoke workspace with beamed ceiling, wide exposed, solid oak floor boards, spot lighting, 2 radiators, brick built fire place with slate tiled hearth, mantel beam and cast iron stove.

Landing

A light and airy space with window to the front aspect spot lighting, access to the roof space, radiator and turned spindle balustrade rail.

Bedroom 1

13' 0" x 10' 10" (3.96m x 3.29m)

A gentle forward facing grown up retreat with radiator, spot lighting, painted brick work to one wall and tv aerial point.

En Suite

Appointed with a modern suite to include close couple wc, pedestal wash hand basin, chrome towel radiator, glazed and tiled quadrant shower enclosure with electric shower, spot lighting, extractor fan, window and tiled floor.

Dressing Room

With built in hanging spaces, drawers and open fronted storage, oak effect flooring, window and spot lighting.

Bedroom 2

11' 7" x 10' 8" (3.52m x 3.25m)

A further double bedroom with views across the rear grounds towards the Lincolnshire Wolds and radiator, spot lighting and tv aerial point.

Bedroom 3

11' 4" x 8' 0" (3.45m x 2.43m)

A forward facing room with radiator, spot lighting and telephone point.

Bedroom 4

10' 8" x 6' 10" (3.24m x 2.09m)

A further forward facing room, radiator and spot lighting.

Bathroom

12' 6" x 6' 4" (3.82m x 1.94m)

A self indulgent luxury appointed with a modern suite in white to



Bedroom 4

10' 8" x 6' 10" (3.24m x 2.09m)

A further forward facing room, radiator and spot lighting.

Bathroom

12' 6" x 6' 4" (3.82m x 1.94m)

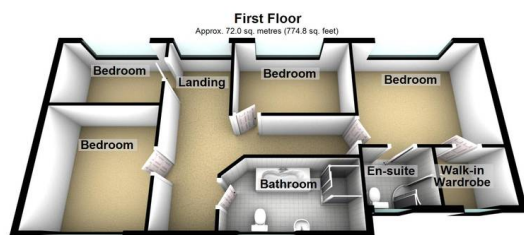
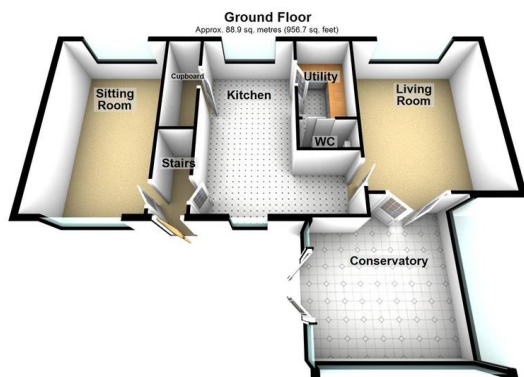
A self indulgent luxury appointed with a modern suite in white to include a double ended bath with side filler, vanity unit with oak tops and inset wash hand basin with pillar tap, cupboards under and changeable mood lighting panel under, wc with concealed cistern, raised walk-in tiled wet area with fixed glazed panel, drencher head and hand held attachment, marble effect tiling to the shower area, part walls and to the floor, window, chrome towel radiator, extractor fan, spot lighting and under floor heating.

Garden

The property is discreetly situated behind ornamental trees and there is a gravel topped parking area to one side. A further gravel topped area allows for additional off road parking and a 5 bar gate opens to the rear where there is an extensive gravel topped Reception area which leads to a flagged terrace and barbeque area and on to the extensive lawned gardens which are ideal for secure family games or relaxed entertaining. There is a further gravel area with large timber shed which overlooks a wire fenced small paddock area with orchard beyond.

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Total area: approx. 160.9 sq. metres (1731.4 sq. feet)



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