



Cranebridge House  
Market Rasen, Lincoln

**BROWN & CO**



# Cranebridge House, 62 Willingham Road, Market Rasen

Cranebridge House has been substantially renovated and sympathetically extended to create an exceptional family home set in a total of 0.86 of an acre (marked yellow on the enclosed plan). The immaculately presented accommodation extends to around 1,928 sq ft and comprises an Entrance Hall, Cloakroom, Living Room, Study, Utility and an Open Plan Kitchen/Dining/Living Room to the ground floor. The first floor offers 4 bedrooms, two en-suite shower rooms, two dressing rooms and a family bathroom.

Outside the property offers a generous driveway, landscaped grounds with mature trees and planting and a lawned area which is reached via a purpose built bridge over the babbling brook which runs the length of the property.

There is further development potential with a substantial barn to the rear of the property which is ripe for conversion as an annexe, holiday let or separate dwelling subject to the necessary planning permissions. To the right of the property is an area of ground measuring around 0.39 of an acre with road frontage and a dropped kerb which may also offer potential for residential development subject to planning.

## Further Land

There is an option to purchase a further 2.05 acres to the rear of the property by separate negotiation (marked blue on the enclosed plan). Interested parties are advised to speak to the agents to discuss this option.

## Location

Market Rasen is a well served market town with a wealth of amenities including Shops, Public houses, Restaurants, Leisure Centre, Golf Course, Horse Racing, Train Station, Schooling and easy access to lovely walks in the nearby Willingham Woods and the Lincolnshire Wolds which is an area of outstanding natural beauty.

The historic and well served City of Lincoln is around 18 miles, Grimsby is around 21 miles away with Humberside airport just 16 miles away.

## Tenure & Possession

Freehold and for sale by private treaty.

## Council Tax

Band E

## Broadband & Mobile

We understand from the Ofcom website that standard and superfast broadband are available in the area with a max download speed of 80mbps and max upload speed of 20 mbps. Mobile coverage varies from each provider so interested parties are advised to make their own enquiries via their providers website.

## Services

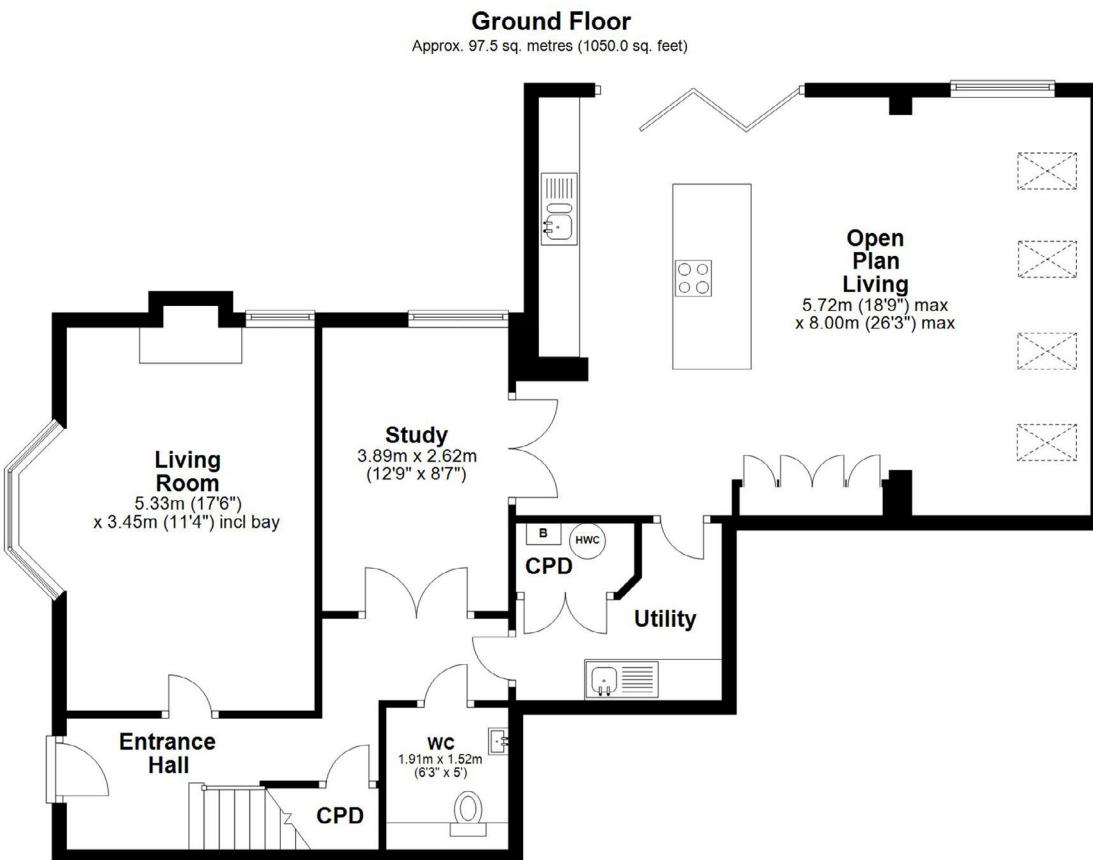
We understand the property offers mains water, electric, gas and mains sewer connections.

## Buyer Identity Check

Please note that prior to acceptance of any offer, Brown&Co are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.







Total area: approx. 179.2 sq. metres (1928.5 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.  
Chris Gother Photography 2024. Unauthorised reproduction prohibited.

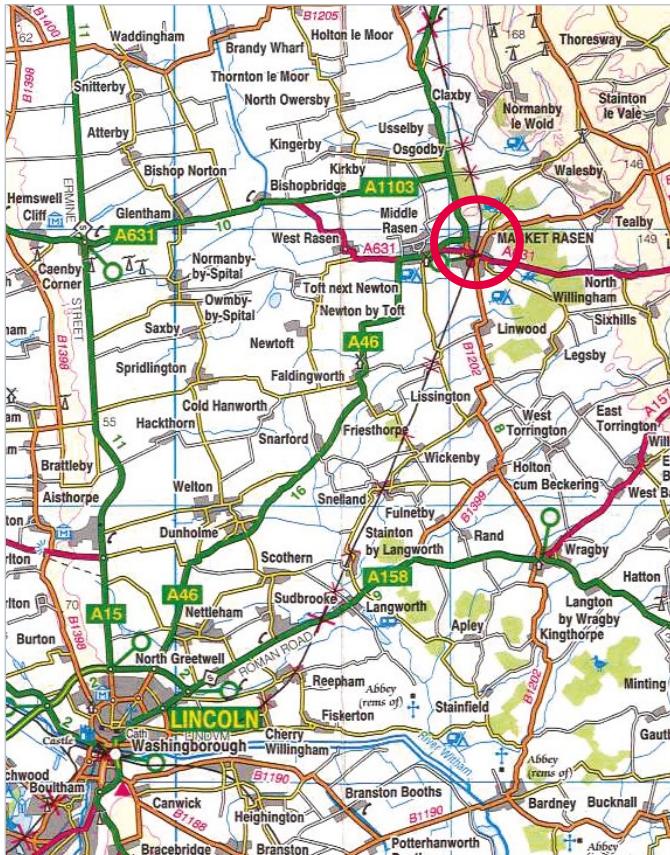
Plan produced using PlanUp.

**Cranebridge, Market Rasen**





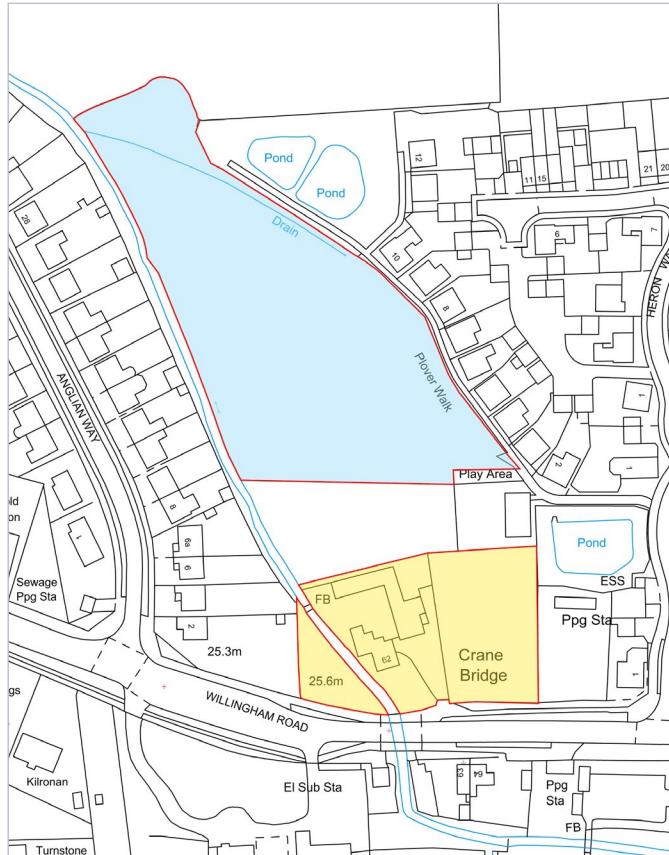




#### Directions - LN8 3RE

From the A46 turn right towards Market Rasen and proceed through the town on the A631. The property can be found on the left hand side just after De Aston School.

<https://what3words.com/bonnet.good.nicknames>



#### Agent

James Mulhall 01522 504304  
[lincolnresidential@brown-co.com](mailto:lincolnresidential@brown-co.com)

#### Energy performance certificate (EPC)

62, Willingham Road  
 MARKET RASEN  
 LN8 3RE

Energy rating  
**C**

Valid until:  
 27 June 2034

Certificate number: 2808-3039-3206-8434-2204

Property type  
 Detached house  
 Total floor area  
 192 square metres

#### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

#### Energy rating and score

This property's energy rating is C. It has the potential to be C.

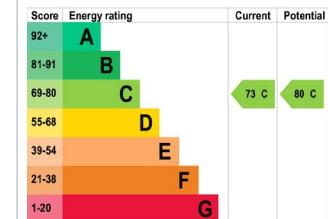
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
 the average energy score is 60



#### IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co – Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092.

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