



North Kelsey Moor, Market Rasen

 4  2  2

£585,000



Key Features

- NO UPWARD CHAIN
- 3.2 ACRES APPROX
- OUTSTANDING KITCHEN
- 2 MODERN BATHROOMS
- 2 TIMBER STABLES AND FIELD SHELTER
- HAY BARN, WORKSHOP/GARAGE, SUMMER HOUSE/FEEDSTORE
- EPC RATING C
- FREEHOLD





EQUESTRIAN PROPERTY.

Set within 3.2 acres (approx.) of paddock land and garden this delightfully presented detached colour washed cottage combines traditional charm and modern sophistication to provide an excellent NO CHAIN opportunity for families with equestrian interests or smallholders.

Originally two cottages, the current owners have sympathetically enhanced the property to create a spacious and characterful residence. The crisp decor and sleek contemporary lines of the 7m Kitchen and of the 2 exceptional bathrooms are contrasted by the central beams and cast-iron stoves of the principal reception rooms - all suffused by clear, natural light - to create a relaxed and elegant atmosphere. There are 3 spacious double bedrooms together along with a versatile fourth bedroom ideal for use as a home office. A generous boot room with Wc adds practicality for country living.

For equestrian buyers, the facilities are exceptional: beyond the formal garden are two level, sandy soiled paddocks with excellent drainage, two substantial timber stables, a field shelter, hay barn and a large summerhouse currently used as a tack room and feed store. A purpose-built muck heap area adds further convenience. In addition to the excellent hacking on quiet roads and permissive rights of way there is easy access to numerous competition venues making it ideal for both leisure and competitive riders.

WEST BARN COTTAGE - EQUESTRIAN LIFESTYLE OF DISTINCTION



LOCATION

Enjoying outstanding views across open farmland towards The Wolds the property is set almost equidistant between the historic market town of Brigg and the Georgian town of Caistor with its sought after grammar school and is within a 40 minute commute to both Lincoln and Hull and the Barnetby intersection to M180 motorway network (approx 4 miles) allows access to the regions major communication centres and beyond. The mainline railway station at Barnetby also offers direct connections to Manchester and the Humberside international airport is just a further 1.5 miles distant.

SNUG 4.83m x 4.27m (15'10" x 14'0")

Bow fronted with centre beam and cast iron multi fuel stove.

HALL 3.02m x 1.1m (9'11" x 3'7")

Geometrically designed quarry tile floor and window.

SITTING ROOM 4.14m x 4.28m (13'7" x 14'0")

Beautifully lit dual aspect room with centre beam and cast iron multi-fuel stove.

BOOT ROOM 3.01m x 2.94m (9'11" x 9'7")

A practical space with close coupled wc, sink unit with storage cupboards, plumbing for an automatic washing machine and access to the garden.

KITCHEN 7.22m x 2.96m (23'8" x 9'8")

Superbly appointed with a contemporary range of dove grey units with complimentary tops and including deep glazed sink unit, larder refrigerator, dishwasher, larder freezer, cooker recess with inset LPG fired 6 burner Smeg range with extractor, large breakfast bar and a bank of larder stores to one wall.





DINING ROOM 3.64m x 2.72m (11'11" x 8'11")

A multi use dual aspect room ideal for family celebrations.

SIDE PORCH 1.47m x 1.29m (4'10" x 4'2")

Allowing access to the secure parking.

LANDING

BEDROOM 1 3.28m x 4.32m (10'10" x 14'2")

(MEASURED TO THE FRONTS) A forward facing room with fitted wardrobes to one wall.

BEDROOM 2 3.15m x 4.27m (10'4" x 14'0")

A dual aspect room, double room.

BEDROOM 4 2.99m x 2.38m (9'10" x 7'10")

A multi purpose room currently used as a home office.

BATHROOM 3.02m x 1.68m (9'11" x 5'6")

Modern style personified with a suite to include a panelled bath, vanity basin, toilet and panelled and glazed shower enclosure.

REAR LANDING

SHOWER ROOM 1.93m x 1.79m (6'4" x 5'11")

Crisp modern suite with full width walk-in shower enclosure, vanity basin and toilet.

BEDROOM 3 2.95m x 2.82m (9'8" x 9'4")

A further double room enjoying views to the side aspect

TENURE

We have been informed by the Vendors that the property is Freehold. Please confirm this via your Legal Representatives prior to commitment to purchase.

COUNCIL TAX

We understand that the latest Council Tax banding indicates that the property is a BAND E. We advise prospective purchasers to confirm this banding via the relevant local authority prior to legal completion.



FLOOR PLANS

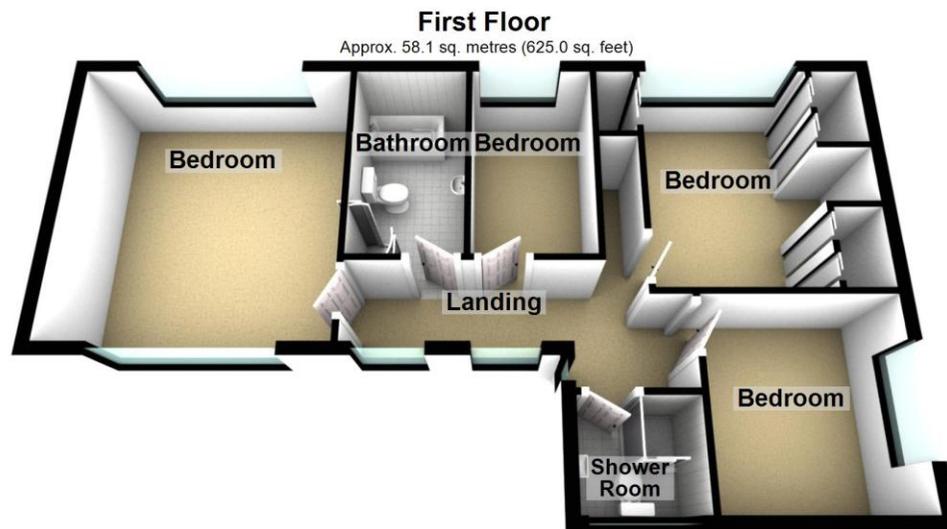
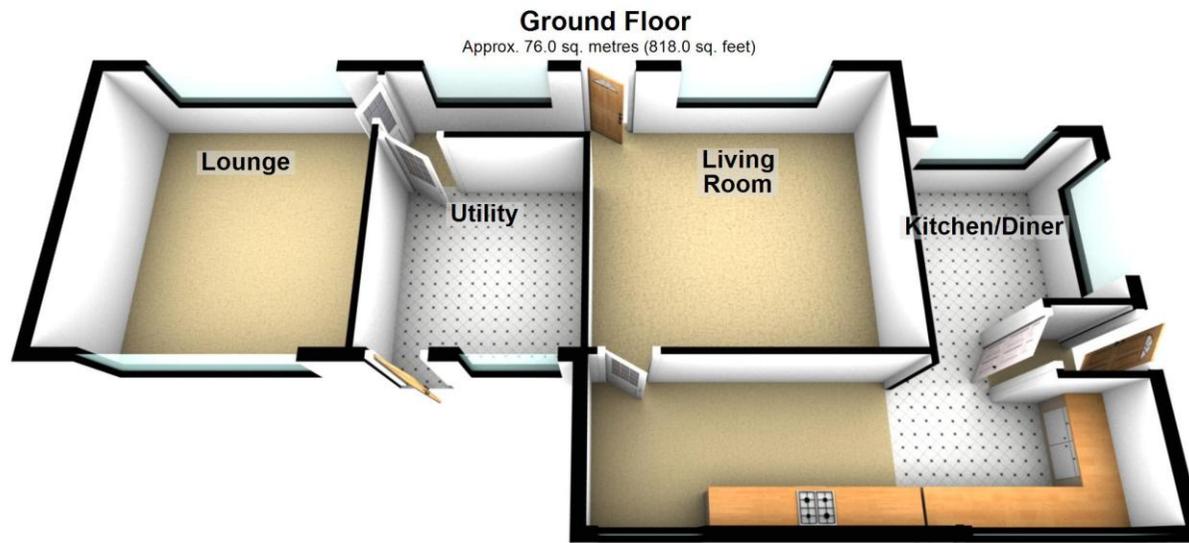
The floor plans included are for identification purposes only and, as representations, are not to scale. The prospective purchaser should confirm the the property suitability prior to offer.

ANTI MONEY LAUNDERING AND REFERRALS

Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We







Total area: approx. 134.1 sq. metres (1443.0 sq. feet)

Address: West Barn Cottage, Caistor Road, North Kelsey Moor, MAR...
RRN:

