



**Yew Tree Cottage, Fen Road,  
Owmby-by-spital, Market Rasen, LN8 2HP**



Book a Viewing!

**£500,000**

Beautifully restored 19th century cottage dating from 1880, extended in the 1980s. Extensively refurbished internally and more recently externally in 2020 to include traditional Lincolnshire red pantile roofing, exposed original stonework with lime mortar, cream render to the extended areas and cream heritage style double glazed windows.

Internally, the property includes a wealth of character features including exposed beams, original stonework, reclaimed stripped pine doors, wood burning stove, reclaimed Victorian fire surround and Victorian style tiles to entrances. It benefits from oil fired central heating throughout. Internally, the accommodation comprises Two Entrance Halls, Living Room, Dining Room, Kitchen and Sun Lounge. To the First Floor there are Three Bedrooms, En-suite facilities to Bedroom 1 and a Family Bathroom.

Externally the front includes a large drive with parking for up to 4 cars, stone wall frontage, wildflower area, easily maintained gravel gardens including ornamental grasses and lavender. The secluded south-facing rear mature garden includes an ornamental pond, beautiful Himalayan cedar, is fully enclosed and has a native hedge to the southwest.



## ACCOMMODATION

### HALL

Composite cottage-style external door to the front elevation leading to the hallway with Victorian-style floor tiles.

### LOUNGE

18' 7" x 11' 10" (5.66m x 3.61m) Cosy lounge with dual-aspect double glazed windows, a multi-fuel log burner, exposed beam, and original stonework.

### DINING ROOM

13' 3" x 11' 5" (4.04m x 3.48m) Featuring a restored Antique fire surround, exposed beam, dual aspect double glazed windows with rustic slate flooring and access to cottage-style staircase with exposed original stonework leading to the first floor.

### KITCHEN

13' 2" x 9' 9" (4.01m x 2.97m) With terracotta floor tiles, a range of wall and base units, Belfast sink, integrated dishwasher, fridge, and microwave, an alcove for a range cooker, an exposed beam and dual-aspect double glazed windows.



#### HALL

With Victorian Style floor tiles throughout, composite cottage style external door and reclaimed internal pine doors leading to WC, Kitchen and Sun Lounge

#### WC

8' 0" x 3' 9" (2.44m x 1.14m) A good sized cloakroom with low level WC, hand wash basin and Victorian-style floor tiles throughout.

#### SUN LOUNGE

11' 10" x 14' 4" (3.61m x 4.37m) Dual-aspect room featuring anthracite patio doors overlooking the secluded rear garden, an anthracite feature window, door to the front elevation, oak effect laminate flooring and a Farrow & Ball-painted wooden ceiling. There is an electric sun awning to the south.



#### UTILITY ROOM / PANTRY

5' 11" x 11' 4" (1.8m x 3.45m) Practical room housing the boiler, with plentiful storage, plumbing for a washing machine and space for an additional fridge and freezer.

#### STAIRCASE AND LANDING

Cottage style staircase with exposed original stone leading to the first floor. The spacious landing has been converted to contain an open plan office area with exposed stonework and original beam

#### BEDROOM 1

9' 11" x 15' 7" (3.02m x 4.75m) Spacious principal double bedroom with dual aspect double glazed windows overlooking the rear garden and front elevation



#### EN-SUITE

6' 10" x 9' 8" (2.08m x 2.95m) Large en-suite with vinyl flooring, low level WC, wash hand basin, walk-in shower and a double glazed window to the front elevation.

#### BEDROOM 2

10' 11" x 8' 2" (3.33m x 2.49m) With two built-in Farrow & Ball-painted double wardrobes and a double glazed window to the front elevation.

#### BEDROOM 3

7' 9" x 12' 3" (2.36m x 3.73m) With a double glazed window overlooking the rear garden and a built-in storage cupboard/wardrobe and access to the roof void.

#### BATHROOM

4' 4" x 11' 6" (1.32m x 3.51m) With tiled flooring throughout, radiator and separate heated towel rail, low level WC, wash hand basin, double-ended bath, airing cupboard with hot water tank, double glazed window to the front elevation and a feature chimney breast with exposed original stonework.

#### GARAGE

16' 11" x 9' 6" (5.16m x 2.9m) Single spacious garage with electric up-and-over door, twin electric sockets and lighting.





**SHED**

11' 4" x 7' 9" (3.45m x 2.36 m) Adjoining the garage, with double wooden doors leading onto the driveway.

**OUTSIDE**

There is a large drive with attractive block-paved edging, parking for up to four cars, stone wall frontage, wildflower area and easily maintained gravel gardens with ornamental grasses and lavender. The secluded south-facing mature rear garden is accessed through a gate and is fully enclosed. It includes a sandstone-paved patio and pond, planted features and a useful storeroom integral to the house. The garden also includes raised beds, a beautiful Himalayan cedar and native hedging to the south and west.

**SERVICES**

Mains electricity, water and drainage. Oil fired central heating.

**EPC RATING – E.**

**COUNCIL TAX BAND – E.**

**LOCAL AUTHORITY - West Lindsey District Council.**

**TENURE - Freehold.**

**VIEWINGS -** By prior appointment through Mundys.

**LOCATION**

A rare opportunity to purchase a unique, much-improved detached cottage in the attractive village of Owmbly-by-Spital, with views over open fields to the rear. Situated opposite the manor house and near the adjacent village of Normanby-by-Spital, with its well-regarded primary school, thriving pub and village shop/post office. The A15 gives easy access to the Cathedral City of Lincoln, Brigg and the M180. Further facilities are available in nearby Welton, Market Rasen and Gainsborough.

**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](http://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 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 Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter 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 01 522 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:

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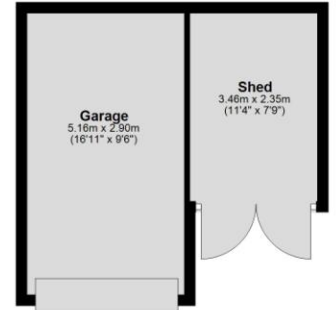
**Ground Floor**

Approx. 80.6 sq. metres (867.7 sq. feet)



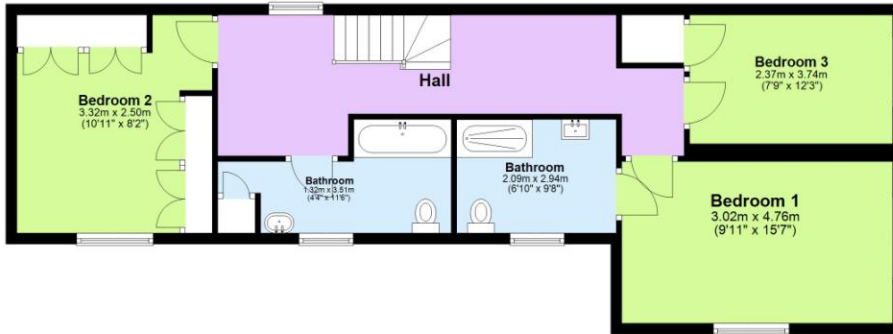
**Outside**

Approx. 23.4 sq. metres (252.3 sq. feet)



**First Floor**

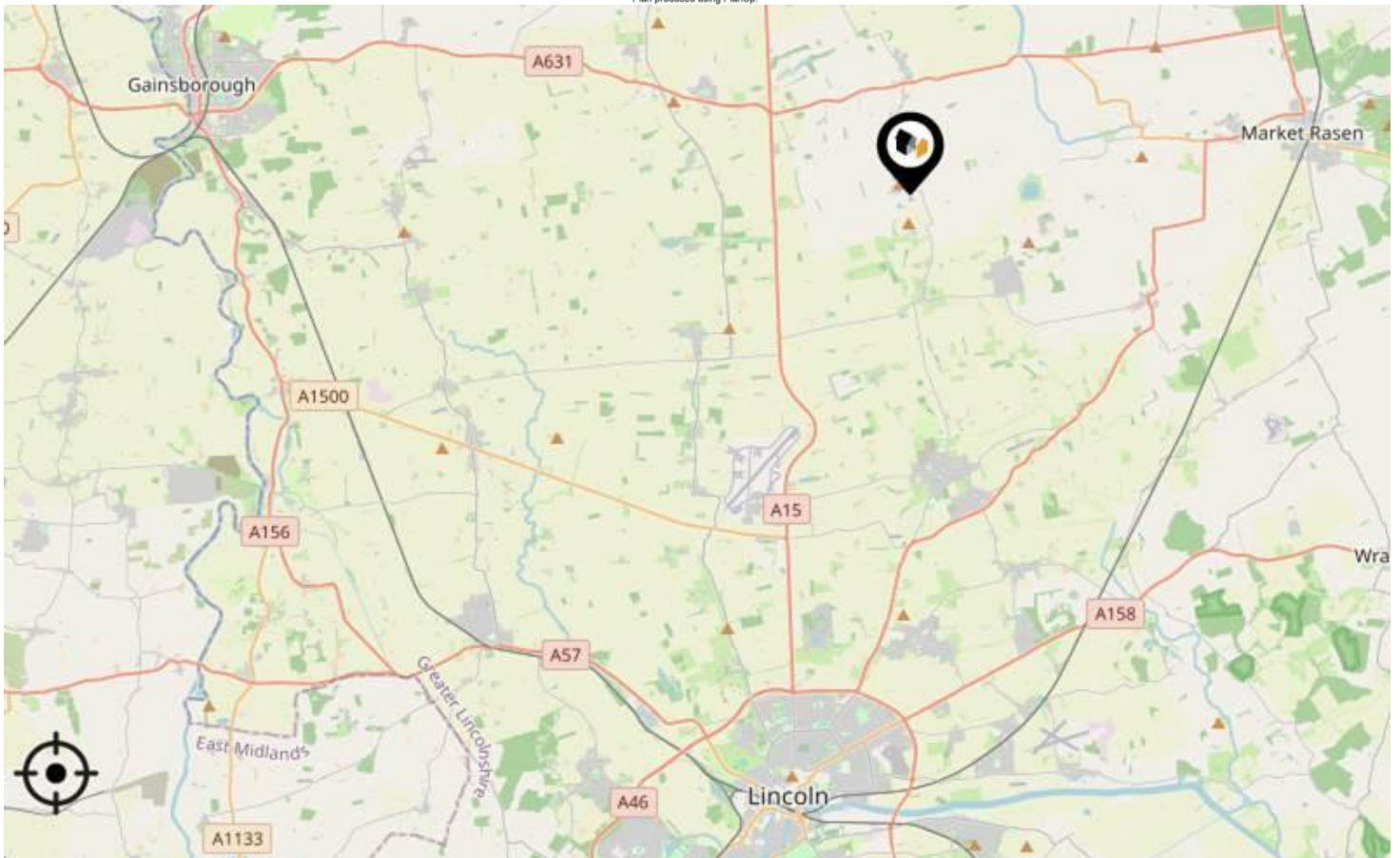
Approx. 72.2 sq. metres (777.7 sq. feet)



Total area: approx. 176.3 sq. metres (1897.7 sq. feet)

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

Mundys Estate Agents  
Plan produced using PlanUp.



29 – 30 Silver Street  
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LN2 1AS  
01522 510044

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01673 847487

22 King Street  
Southwell  
NG26 0EN  
01636 813971

46 Middle Gate  
Newark  
NG24 1AL  
01636 700888

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