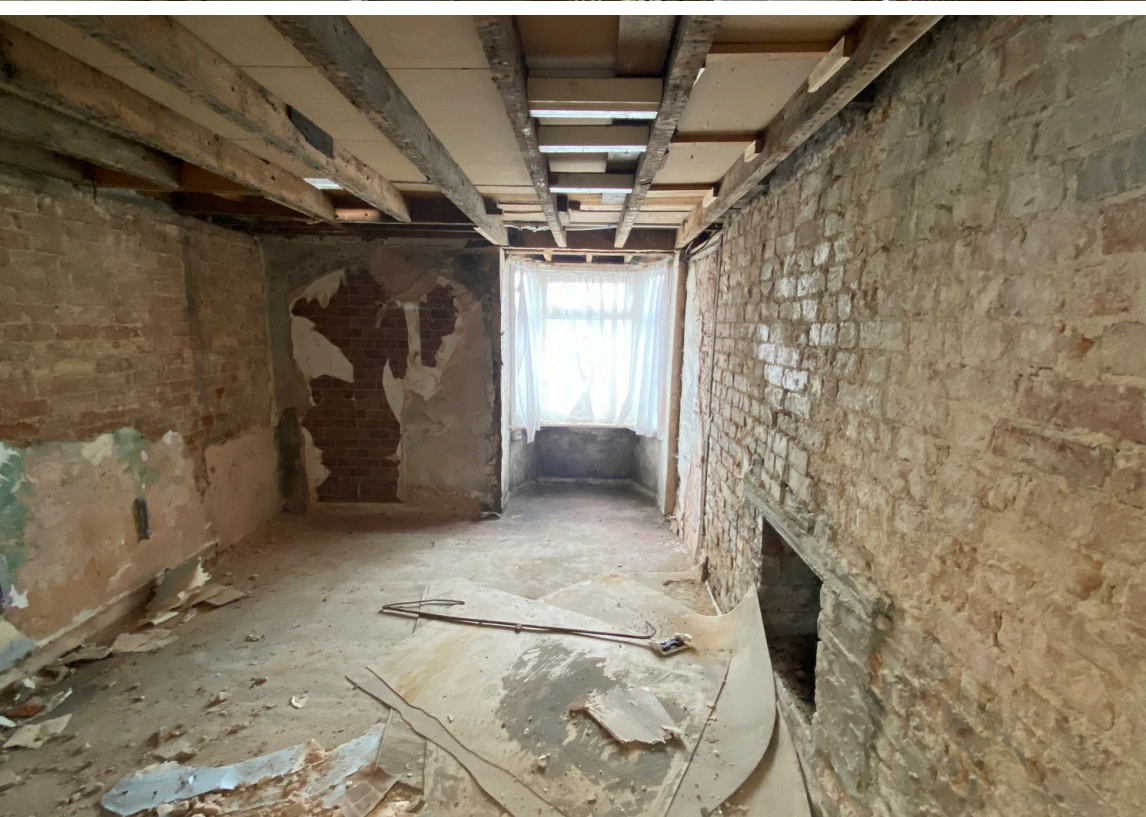




The Old Village Store
Burgh on Bain

BROWN & CO



The Old Village Store, Main Road, Burgh on Bain, LN8 6JY

A period semi-detached house which was previously the village shop but is now in need of full renovation.

The property benefits from substantial accommodation and occupies a large plot in this rural village located in the Lincolnshire Wolds.



ACCOMMODATION

Ground Floor

Main Reception Room

With front entrance Door, double glazed bay window to front and door to a passageway which leads to the rear garden.

Lobby

With access to both the front room and former kitchen area.

Front Room

Double glazed bay windows to front.

Former Kitchen

Double glazed windows to side and rear, entrance door to rear garden and access to passageway.

Dining Area

Sliding patio doors accessing rear garden, large storage cupboard, access to inner hallway.

Inner Hallway

Stairs rising to first floor, storage cupboard, double glazed window to side.

Sitting Room

Double glazed window to front.

First Floor

Former Bathroom

Double glazed window to front.

Bedroom One

Double glazed window to rear.

Bedroom Two

Double glazed window to rear.

Bedroom Three

Double glazed window to front.

Outside

To the front is a driveway providing off street parking. To the rear is a generous L-shaped garden with useful detached outbuilding.

TENURE & POSSESSION

Freehold and for sale by private treaty.

COUNCIL TAX

Band E

MOBILE

We understand from the Ofcom website there is likely mobile coverage from O2, EE, Three and Vodafone.

BROADBAND

We understand from the Ofcom website that standard and superfast broadband is available at this property with a max download speed of 80 Mbps and an upload speed of 20 Mbps.

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.

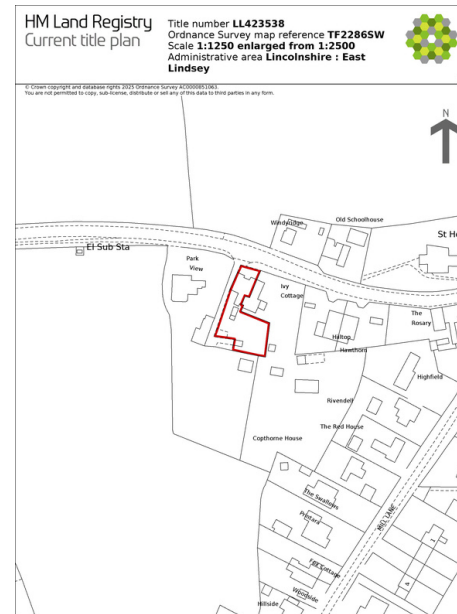


VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

AGENT

James Mulhall
01522 504304
lincolnresidential@brown-co.com



6/6/26, 11:52 AM

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

Old Village Store Main Floor MARKET RASEN LN18 6LY	Energy rating F	Valid until: 30 May 2033 Certificate number: 2172-0931-2811-1201-1111
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Property type: Semi-detached house
Total floor area: 146 square metres

Rules on letting this property

! You may not be able to let this property

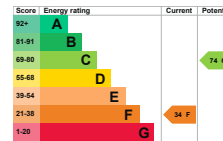
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

Energy rating and score

This property's energy rating is F. 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.

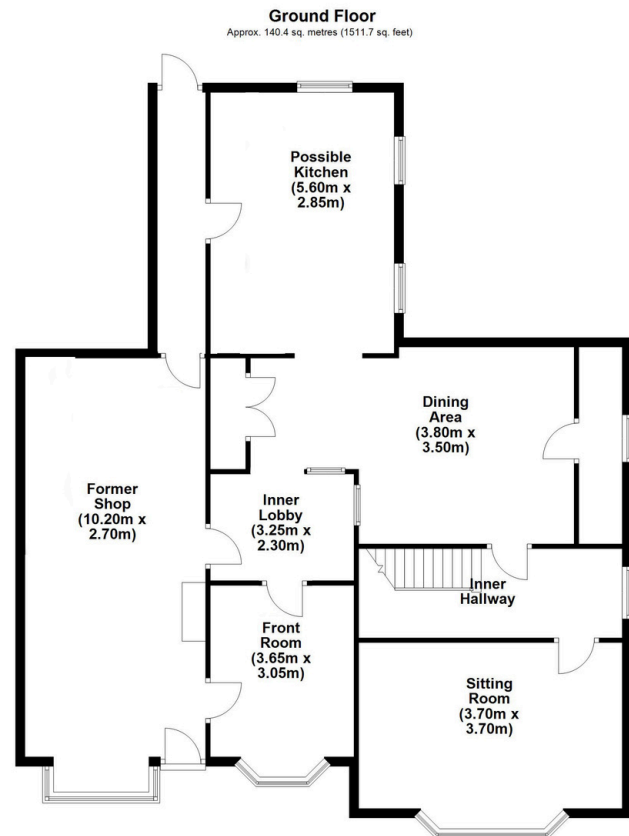
For properties in England and Wales:
the average energy rating is D
the average energy score is 60

This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 28 May 2026 at 18:27:19. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

<https://find-energy-certificate.service.gov.uk/energy-certificate/2172-0931-2811-1201-1111/printtrue>

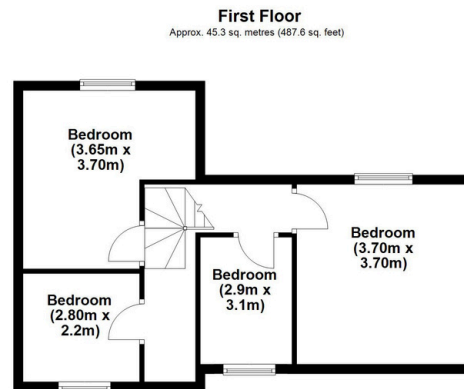
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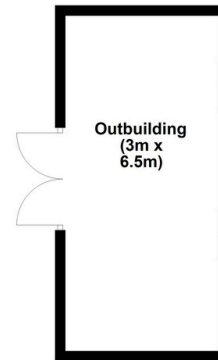


Total area: approx. 185.7 sq. metres (1999.3 sq. feet)

While every attempt has been made to be as factual as possible, the dimensions noted, actual sizes, location of doors and windows are all approximate and are to be used as a general guide only. This plan is not to be relied upon for scale or accuracy.
Plan produced using PlanUp.



Ground Floor
Approx. 19.6 sq. metres (211.3 sq. feet)



Total area: approx. 19.6 sq. metres (211.3 sq. feet)

While every attempt has been made to be as factual as possible, the dimensions noted, actual sizes, location of doors and windows are all approximate and are to be used as a general guide only. This plan is not to be relied upon for scale or accuracy.
Plan produced using PlanUp.

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 other 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 of 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. Particulars Dated

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