



**Shepherds Hill, Thorpe Lane, Tealby,
Market Rasen, LN8 3XJ**



Book a Viewing!

£600,000

Situated on the western edge of the highly sought after village of Tealby, Shepherd's Hill is a striking Detached Edwardian residence set within grounds of approximately 0.42 acres (STS). The property enjoys open views over the surrounding countryside and offers generous accommodation extending to approximately 2,500 sq ft. The house has been improved in recent years including a refitted Kitchen, new detached garage, underfloor heating to the Bathrooms, the creation of a Study and Wet Room and the addition of a Conservatory. The property retains a number of original features including exposed beams, wood flooring and fireplaces. The Ground Floor accommodation centres around a welcoming Entrance Hall leading to a number of Reception Rooms including a Sitting Room, Dining Room and Family Room which can interconnect to create an excellent entertaining space. There is also a Breakfast Kitchen with informal Seating Area, Study, Conservatory, Utility Room, Wet Room and separate WC. To the First Floor there are Five Bedrooms including a Principal Bedroom with Juliet Balcony, Dressing Room and WC. There are also Two further Bath and Shower Rooms serving the remaining Bedrooms. Externally the property stands within well maintained grounds of approximately 0.42 acres (STS) with a gated driveway providing parking for several vehicles and access to a detached double garage and outside store. The mature gardens are mainly laid to lawn and include a variety of fruit trees along with a large elevated terrace with built-in barbecue, ornamental pond, vegetable garden and timber summer house.





SERVICES

All mains services available. Gas central heating. Solar panels with feed-in tariff scheme generating approximately £2,000 per year. Fibre broadband available.

EPC RATING — C.

COUNCIL TAX BAND — F.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Tealby is a village and civil parish in the West Lindsey district of Lincolnshire situated on the edge of the Lincolnshire Wolds and 3 miles north-east from Market Rasen. The village has a public house, tennis and bowls club, a school, village shop, a tea room and offers many pleasant walks in the surrounding countryside.



ACCOMMODATION

ENTRANCE HALL

With timber external door, UPVC double glazed window, solid wood flooring, stairs to the first floor, understairs storage cupboard and radiator.

SITTING ROOM

23' 2" x 12' 3" (7.06m x 3.73m) With two UPVC double glazed windows, double doors to side garden and two radiators.

DINING ROOM

15' 7" x 14' 1" (4.75m x 4.29m) With UPVC double glazed bay window with external door, original floorboards, exposed beam ceiling and fireplace.

FAMILY ROOM

16' 4" x 11' 2" (4.98m x 3.4m) With two UPVC double glazed windows, exposed beam ceiling and two radiators.

KITCHEN

20' 10" x 13' 0" (6.35m x 3.96m) With three UPVC double glazed windows, tiled flooring, fitted units with quartz work surfaces, spaces for range cooker and American style fridge freezer, centre island with composite sink and integrated dishwasher.

STUDY

11' 10" x 8' 8" (3.61m x 2.64m) With UPVC double glazed window and radiator.

INNER HALLWAY

WET ROOM

With tiled flooring and walls, mains shower, heated towel rail, spotlighting and extractor fan.

WC

With low level WC, wash hand basin, radiator and extractor fan.

UTILITY ROOM

8' 10" x 6' 2" (2.69m x 1.88m) With Belfast sink, radiator and extractor fan.

CONSERVATORY

9' 3" x 8' 3" (2.82m x 2.51m) With UPVC double glazed windows and external door.

FIRST FLOOR LANDING

With two accesses to roof void and radiator.

BEDROOM 1

17' 1" x 12' 10" (5.21m x 3.91m) With UPVC double glazed window and double doors opening to Juliet balcony with open views and dressing room.





EN-SUITE WC

With low level WC, wash hand basin, heated towel rail and extractor fan.

BEDROOM 2

12' 4" x 9' 9" (3.76m x 2.97m) With UPVC double glazed window, fitted wardrobes and radiator.

BEDROOM 3

12' 4" x 11' 6" (3.76m x 3.51m) With UPVC double glazed window and radiator.

BEDROOM 4

11' 5" x 10' 4" (3.48m x 3.15m) With UPVC double glazed window and radiator.



BEDROOM 5

9' 2" x 7' 3" (2.79m x 2.21m) With UPVC double glazed window and radiator.

SHOWER ROOM

With UPVC double glazed window, exposed floorboards, WC, wash hand basin, shower cubicle and gas boiler.

BATHROOM

With UPVC double glazed window, tiled flooring, WC, wash hand basin, bath with tiled surround and heated towel rail.



OUTSIDE

Externally the property stands within well maintained grounds of approximately 0.42 acres (STS) with a gated driveway providing parking for several vehicles and access to a detached double garage and outside store. The mature gardens are mainly laid to lawn and include a variety of fruit trees along with a large elevated terrace with built-in barbecue, ornamental pond, vegetable garden and timber summer house.

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.n.e.t

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 - HOW WE MAY REFER YOU TO

Sills & Butteridge, 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.

Clearings 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 HomeBuyer Reports, call 01522 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 has 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

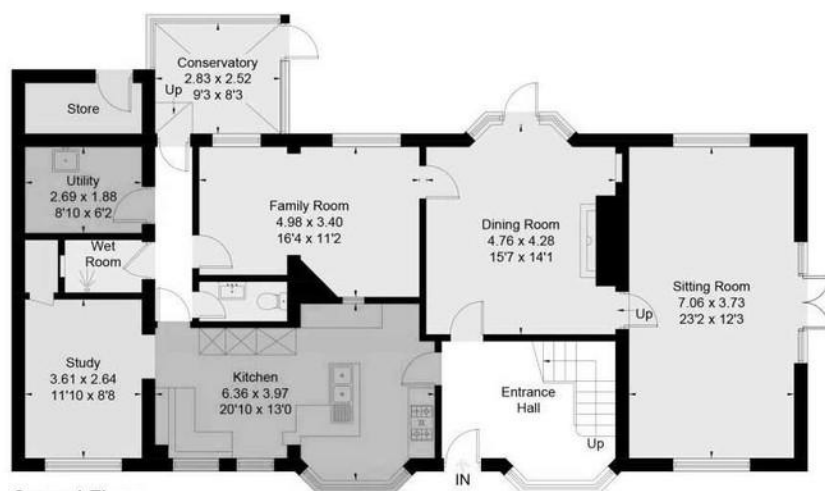
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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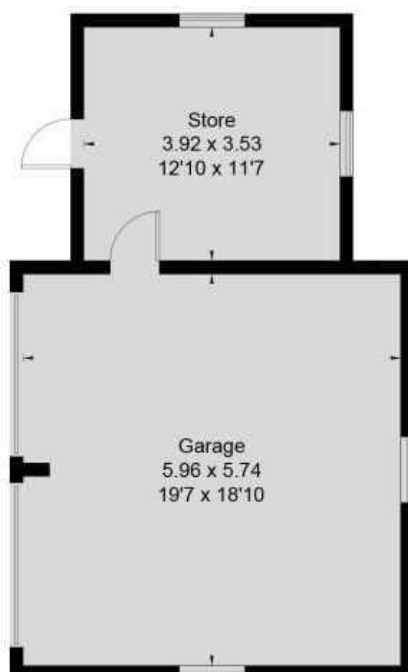




Ground Floor



First Floor



29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG26 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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