



## Poultry House 2, Gallamore Lane

| Middle Rasen | LN8 3UB

Guide Price £220,000



Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents.  
Agricultural & Fine Art Auctioneers.

# Poultry House 2

Gallamore Lane |

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Formally a poultry house with planning permission to convert into a substantial family home.

This fantastic opportunity would provide the discerning purchaser with an opportunity to create a unique Eco Friendly Family Home!

The current planning consent provides a wonderful family residence situated in an idyllic location surrounded by views cross open fields.

Once converted the accommodation will comprise, entrance lobby, lounge, sitting room/home office/play room, dining room, breakfast kitchen, cloaks/W.C and four bedrooms all with en-suite facilities. The current owners have also included a Static Caravan for whilst works are being undertaken.

Externally the property benefits from large grounds and offers superb views over open countryside.

WLDC planning reference 142886. Planning permission was obtained on 12th May 2022 for change of use from agricultural to residential use and erection of garage/log store.

Water, electricity and telecoms are on site.

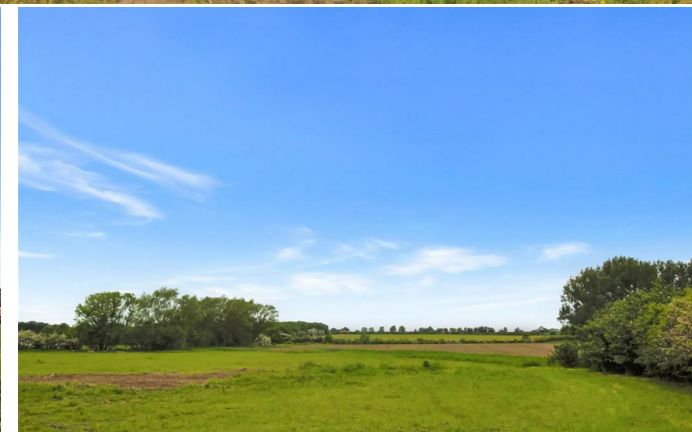
Foundations and drainage are also in place.

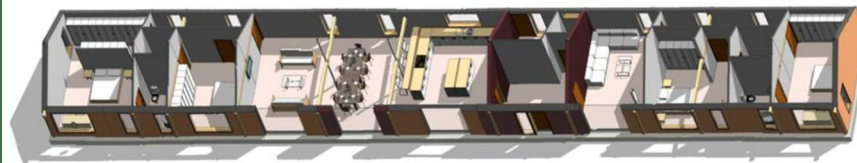
## Directions

From the agents office turn right and then right again along George Street. Follow the road past the church and along Caistor Road/A46 At the 'T' junction turn left onto Gallamore Lane, following this road until the property known as Ingledene is found on the right hand side. The poultry store is to the rear of the property on the right hand side.

## Layout

This former poultry house will be converted to a single storey dwelling and will extend to approximately 2400 sq ft/222.96 m2 of living space.





#### Accommodation

The accommodation will briefly comprise:

Entrance Lobby

Breakfast Kitchen

Cloaks/W.C

Sitting Room/PlayRoom/Office

Lounge

Dining Room

Master Bedroom With Ensuite

Bedroom Two With Ensuite

Bedroom Three With Ensuite

Bedroom Four with Ensuite

#### Externally

The property sits in a plot of just over a third of an acre with superb outside space, views across open fields and planning for a garage/log store.

#### Static Caravan Included

This will need connecting to services by any buyer.

Hall

Radiator.

#### Lounge/Dining Room

14'11 max x 11'6 (4.55m max x 3.51m)

Double glazed bow window. Windows to sides. Double glazed door. Archway to:-

#### Kitchen Area

9'1 max x 8'0 (2.77m max x 2.44m)

Wall and base units. Roll top work-surfaces with inset one and a half bowl single drainer sink top. Double glazed window to the side.

#### Bedroom One

11'8 x 7'5 min (3.56m x 2.26m min)

Double glazed window to the side. Fitted storage.

#### Bedroom Two

5'3 x 8'0 (1.60m x 2.44m)

Wardrobe. Double glazed window to the side.

#### Shower Room

Step-in shower cubicle. Low level w.c. Wash hand basin in vanity unit. Double glazed window to the side.

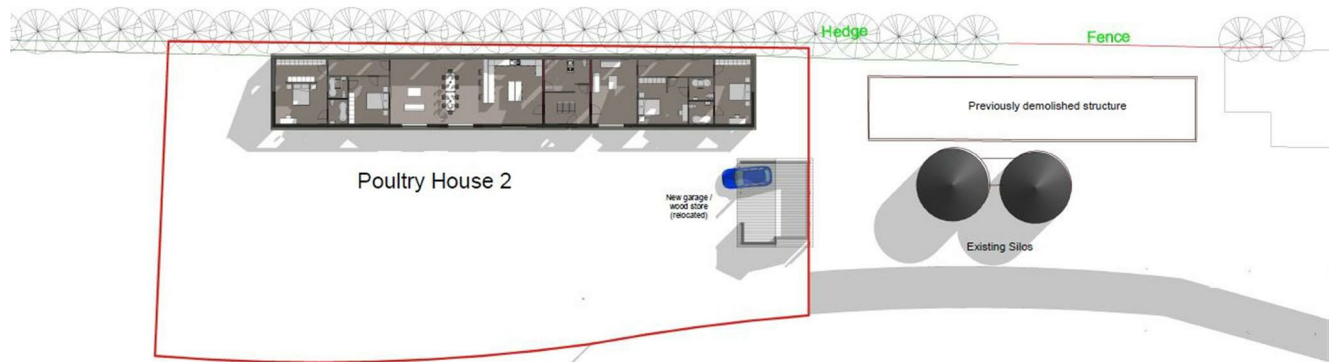


### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		



① Ground Floor Plan  
1:100



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Agents Note:  
 Whilst every care has been taken to prepare these 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/tenants are advised to recheck the measurements.