



Corner Farm House, Pelham Road

Claxby | Market Rasen | LN8 3YR

£575,000



Perkins George Mawer & Co.

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

Corner Farm House

Pelham Road | Claxby

Market Rasen | LN8 3YR

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A Characterful Detached Farmhouse in the quiet hamlet of Claxby, which is situated approximately four miles north of Market Rasen and five miles south of Caistor, both towns cater nicely for all your daily essentials and have takeaways, pubs and supermarkets. Caistor has the renowned Caistor Grammar School, which Claxby is within the catchment area for.

This quintessentially English country cottage has traditional features such as a pantile roof, veiling and wall timbers, wood flooring and fireplaces with multi fuel burners, the Living Room fireplace is in the style of an inglenook with terracotta tiled hearth and heavy beam over. The generous accommodation comprises: Reception Hall, Living Room, Dining Room, Conservatory, Farmhouse Kitchen, Utility Room and Downstairs Cloakroom. On the First Floor there is a Split Level Landing and Five Bedrooms (one of which would make a perfect Study). There are two well appointed En-Suites plus the Main Bathroom, the Main En-Suite and Bathroom both have claw foot baths. It is kept warm by oil fired heating to radiators, along with the multi fuel burners and uPVC double glazing.

Outside there is a Sweeping 'In and Out' Driveway with parking for Several cars, a Front Garden with enchanting covered Pergola area. There is a Double Garage with Storage Rooms off and Rear Garden with large patio two tier patio and lawns and a Spacious Garden Room or Home Office with multi fuel burner.

- Characterful Detached Farmhouse
- Caistor School Catchment
- Large Summerhouse or Home Office
- 'Sleepy' Village Location
- Beams & Wall Timbers
- Five Bedrooms
- Double Garage
- No Chain

Reception Hall

Approached via uPVC entrance door. Windows to Front and Side. Tiled floor. Beamed ceiling. Double radiator. Stairs to First Floor with coat cupboard adjacent. Panelled door to Dining Room and half panelled door to Farmhouse Kitchen.





Dining Room

16'2 x 16'1 (4.93m x 4.90m)

Wood floor. Windows to front and rear. Radiator. Beamed ceiling. Panelled doors to Farmhouse Kitchen and Living Room.

Living Room

18'4 x 28'0 (5.59m x 8.53m)

Two windows to the front and two windows to the side. uPVC double glazed, double doors to Rear Patio and Garden. Multi fuel burner in Inglenook with terracotta tiled hearth and heavy beam over. Wood floor. Two double radiators. Beamed ceiling.

Farmhouse Kitchen

16'3 x 13'8 (4.95m x 4.17m)

Cream panel fronted wall and base units, wall units with pelmets and pewter style handles. Granite style work-surface with Belfast sink. Tiled splashbacks. Built-in double oven and space for range cooker. Matching larder unit. Tiled floor. Double radiator. Windows to front and rear. Beamed ceiling. Multi fuel burner with brick surround and beam over. Understairs storage cupboard. Panelled door to Dining Room and opening to:-

Utility Area

9'10 x 9'9 (3.00m x 2.97m)

Tiled floor. Radiator. Beamed ceiling. Cupboard housing oil fired boiler. Roll top work-surfaces with space for two domestic appliances under. Window to side. Doorway to Rear Lobby and uPVC double glazed, double doors to:-

Conservatory

13'10 x 9'10 (4.22m x 3.00m)

Tiled floor. uPVC double glazed windows to sides and rear. Double glazed, double doors to garden.

Rear Lobby

Radiator. Storage cupboard. Half uPVC panelled door to patio. Beamed ceiling.

Cloakroom

Traditional style white suite of Low Level W.C. Pedestal wash basin. Radiator. Tiled floor. Window to rear. Storage cupboard. Beam.

Split Level Landing

Beamed Ceiling and wall timbers. Panelled doors off. Two windows to the rear. Two radiators. Airing cupboard housing foam lagged hot water cylinder.

Bedroom One

19'0 x 11'3 plus 6'5 x 4'5 (5.79m x 3.43m plus 1.96m x 1.35m)

Plus depth of fitted wardrobes including two double wardrobes. Beamed ceiling. Window to front, two windows to side. One double and one single radiator. Access to loft space. Wood door to:-

En-Suite Bathroom

12'1 x 5'8 (3.68m x 1.73m)

White traditional suite of 'claw-foot' bath. Low Level W.C. Pedestal wash basin. Double radiator. Window to front. Tiled floor and matching tiling to half height on three walls.

Bedroom Two

16'4 x 10'6 min plus wardrobe (4.98m x 3.20m min plus wardrobe)

Wardrobe/storage cupboard. Windows to front side and rear. Two radiators. Beamed ceiling. Wood door to:-







En-Suite Shower Room

White traditional suite of shower cubicle. Pedestal wash basin. Low Level W.C. Tiled floor, tiling to shower enclosure and water sensitive areas. Window to rear. Radiator. Beams.

Bedroom Three

9'2 x 13'2 (2.79m x 4.01m)

Plus depth of two wardrobes. Beams. Radiator. Window to front.

Bedroom Four

13'2 x 10'5 (4.01m x 3.18m)

Split level bedroom floor. Double radiator. Window to front. Beams.

Study/Nursery

5'2 x 9'9 (1.57m x 2.97m)

Two windows to the front. Radiator. Beams.

Bathroom

9'10 x 8'10 (3.00m x 2.69m)

White traditional style suite of 'claw-foot' bath. Shower enclosure. Pedestal wash basin. Low Level W.C. Tiled floor, shower enclosure and to water sensitive areas. Beams Window to rear. Double radiator.

Front Garden

Approached via two five bar ranch gates with gravelled sweeping driving providing parking for several cars. Lawn and cottage borders.

Double Garage

19'5 x 19'3 (5.92m x 5.87m)

Entered through two lots of double timber doors. Light and electric supply. Loft access with ladder and light. Two Rear Lobby Areas. Lobby Area One: 4'3 x 10'3. Lobby Area Two: 4'3 x 3'3. Side Store Room: 4'4 x 5'2. Rear Store/Workshop Area: 5'11 x 17'3 Window to rear, light and electric.

Large Summer House/Office

17'5 x 22'6 (5.31m x 6.86m)

Window to rear. Picture window to side. Multi fuel burner. Light and electric.

Rear Garden

Gated access from both side. Two tier patio. Pergola. Lawn. Borders. Mature shrubs and fruit trees. Small additional summer house. Timber garden shed.

Additional Information

Tenure: Freehold

Services: Mains electric, water and drains. Oil fired radiator heating.

E.P.C. Rating: D

Council Tax Band: F - West Lindsey







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	73
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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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.