



# Low Moor Farm, Rasen Road

| Tealby, Market Rasen | LN8 3XH

£675,000



Perkins George Mawer & Co.

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

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A Grade II Listed Farmhouse nestled in a glade at the heart of beautiful Lincolnshire Woodland. Believed to date back to around 1825 and once being part of the Tennyson Estate. Situated between the ever popular village of Tealby, which has many quality services including the Community Shop, Kings Head Pub which serves great pub food, a Primary School, Church and Village Hall which has a thriving community feel. On the way into Market Rasen you have the excellent Wolds Edge Farm Shop and Cafe, ideal as your local shop, or you can continue into the town for Secondary Schooling, the Railway Station plus a good selection of independent stores, plus Tesco and the Co-Op Food Store.

This charming double fronted home has character features including wood floors, sash windows, an Aga, feature Doulton Belfast sink and for a cozy feel there are two log burners and an open fire. The extended accommodation comprises: Reception Hall, Shower/Cloakroom, Dining Room, Snug, Rear Hall/Boot Room, Living Room, Farmhouse Kitchen and Utility Room. On the First Floor there are Five Bedrooms, Two with En-Suites and a Bathroom with floor standing bath. There is a converted Pavillion in the grounds which is currently used as an Annexe comprising: Living/Studio Room with Kitchenette, Bedroom Area and Shower Room

The Farmhouse and Pavillion are surrounded by lawns, cottage gardens and wooded area with stream running beyond. Forestry and countryside views surrounding.

- Nestled in a Wooded Glade
- Peaceful and Secluded
- Three Reception Rooms
- Re-Purposed Pavillion
- Grade II Listed Farmhouse
- Farmhouse Kitchen & Aga
- Five Bedrooms, Two En-Suites
- Gardens & Countryside Surrounding

## Reception Hall

Panelled entrance door with glazed overhead. Wood floor. Victorian style radiator. Panelled doors off. Stairs to First Floor.





### Shower/Cloakroom

Walk-in, understairs 'wet-room' with electric shower. Low level W.C. Wash hand basin. Tiled floor. Tiling to water sensitive areas.

### Dining Room

12'11 x 14'2 (3.94m x 4.32m)

Window to front. Victorian style radiator. Wood floor. Open fire with with cast iron grate and stone mantel.

### Farmhouse Kitchen

12'11 x 14'3 (3.94m x 4.34m)

Hand made and painted base and wall units. Built-in dishwasher and fridge. Zanussi electric double oven. Electric hob and extractor. Oil fired Aga. Additional range of teak finished wall and base units. Granite work-surfaces. Beautiful Doulton 'Belfast' sink. Windows to front and side. Wood floor.

### Utility Room

9'4 x 11'7 (2.84m x 3.53m)

Fitted base units. Wood work-surfaces with inset twin bowl, white enamel sink top. Fitted shelving. Quarry tiled floor. Space for two domestic appliances.

### Snug

9'4 x 12'9 min (2.84m x 3.89m min)

Four fitted cupboards. Log burner. Wood floor. Window to rear. Open to:-

### Rear Hall/Boot Room

8'8 x 11'9 (2.64m x 3.58m)

Matching wood floor. Victorian style radiator. Window to side. Half panelled door to side. Panelled door to:-

### Living Room

18'5 x 11'9 (5.61m x 3.58m)

Log burner. Matching wood floor. Victorian style radiator. Window to rear. Double opening, multi pane doors to garden.

### Galleried Landing

Two loft accesses. Window to side. Panelled doors off.







### Bedroom One

18'4 x 11'8 (5.59m x 3.56m)

Wood floor. Victorian style radiator. Windows to rear and side. Triple fronted, floor to ceiling wardrobes. Door to:-

### En-Suite Shower Room

Large walk-in 'rain shower' with second attachment. Round wash basin on wood plinth. Low level W.C. Stone tiled walls to three walls. Wood floor. Chrome towel rail. Window to side.

### Bedroom Two

11'10 min x 11'4 min (3.61m min x 3.45m min)

Plus depth of fitted wardrobes. One double wardrobe and one corner wardrobe. Victorian style radiator. Cast iron fireplace. Through matching double doors to:-

### En-Suite Shower Room

W.C. with concealed cistern. Wash hand basin in vanity unit with cupboards under. Chrome towel rail. Tiling to water sensitive areas.

### Bedroom Three

12'11 x 11'9 (3.94m x 3.58m)

Window to front. Victorian style radiator. Cast iron fireplace.

### Bedroom Four

9'4 x 11'7 (2.84m x 3.53m)

Window to rear. Victorian style radiator.

### Bedroom Five

9'10 x 7'11 (3.00m x 2.41m)

Window to front. Double radiator.

### Bathroom

Floor standing tub with central mixer/shower tap attachment. Walk-in 'rain shower' with glass screen. Wash bowl on wood plinth having 'floating' mixer tap. W.C. with concealed cistern. Mirror fronted cupboard.

### Re-Purposed Pavillion/Annexe/Studio

### Pavillion - Studio Room

14'11 x 7'10 (4.55m x 2.39m)

Approached via double opening glass doors with matching side screen adjacent. Wood floor. Beams. Fitted Kitchenette with grey wall and base units. Wood work-surfaces with inset sink. Latched door to Shower Room. Opening to:-

### Pavillion - Bedroom Area

8'2 x 7'11 (2.49m x 2.41m)

Wood floor. Window to front. Beam.

### Pavillion - Shower Room

7'7 x 8'4 (2.31m x 2.54m)

Double shower. Low level W.C. Trough sink on wash-stand. Wood floor. Wood panelling to ceiling. Window to front. Wall mounted electric panel heater.

### Gardens Surrounding

Approached via double opening five bars gates. Gravelled Parking for Three Cars, plus Additional Parking inside the gated area for several cars. Lawned areas, cottage borders, wooded area and patio.

### Additional Information

Tenure: Freehold

Grade II Listed

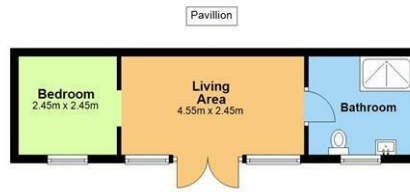
Services: Mains Electric and Water (Water costs are currently shared between Low Moor Farm and next door). Oil Fired Radiator Heating. Biodigester Waste. Shared use of Biomas Boiler with neighbour.

Council Tax: Band E - West Lindsey

EPC Rating: Exempt







Total area: approx. 200.2 sq. metres  
 Floor Plan is for illustration purposes only: Measurements are to be used as a guide only. Created by Robin Mapleston/info@epctorproperty.net  
 Plan produced using PlanUp.

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>		
<b>England &amp; Wales</b>	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.