



2.323 Acres - 2 Pebbles Cottages , Willingham Road

| Market Rasen | LN8 3RQ

£325,000



Perkins George Mawer & Co.

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

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In a Cottage, In a Wood... this 'chocolate box' pretty cottage stood. It is in a truly unique spot, nestled in a glade within Willingham Woods, a perfect spot for walking, cycling, horse riding or exercising your dog, or simply relaxing and enjoying a coffee at the nearby cafe and watching the world go by. The area is regarded as the gateway for the Lincolnshire Wolds, an Area of Outstanding Natural Beauty. Market Rasen is close by too, less than three miles distance which has Tesco Supermarket, Co-Op Food Store and good range of independent shops. There's a railway station for anyone needing to access further afield, good Primary and Secondary schooling plus doctors and dentists, along with pubs, restaurants and takeaway outlets.

This Charming, Semi Detached Stone Cottage has its own grounds of around 2.323 acres, together with Two Stables and Garage. Plus a Large Second Outbuilding with Tack Room/Store, Garden Room, Office and Workshop/Gym, plus an Outdoor Living and Kitchen Area to the Rear. Main Accommodation comprises: Porch, Kitchen, Cozy Living Room with log burner, Dining Room, Inner Lobby, Utility and Well Appointed Bathroom. On the First Floor there are Two Bedrooms.

- Unique Woodland Setting
- 'Chocolate Box' Cottage
- Around 2.323 Acres
- Semi Detached Home
- Two Stables & Tack Room
- Large Outbuilding
- Cozy Living Room
- Extended Dining Room
- Modern Kitchen & Bathroom
- Two Double Bedrooms

Entrance Porch

Approached via half panelled uPVC entrance door with double glazed insert. Double glazed windows to sides. Half panelled and half multi pane, single glazed inner door to:-





Kitchen

11'11 x 9'4 min (3.63m x 2.84m min)

Cream coloured 'Shaker' style wall and base units. Roll top 'Ash Wood' effect work-surfaces with inset one and a half bowl, single drainer white enamel sink top. Window to side with tiled cill. Tiled splashbacks and tiled floor. Stairs to First Floor with wood banister, white painted spindles and cupboard under. Stripped and latched doors to Living Room and Inner Lobby.

Cozy Living Room

11'11 x 10'11 min (3.63m x 3.33m min)

Multi fuel burner with flagstone hearth and beam over. Wood floor. Two double built-in cupboards in chimney recess. Beamed ceiling. Window to front. Double radiator.

Inner Lobby

Quarry tiled floor. Doors to Dining Room, Bathroom and Utility.

Dining Room

12'3 x 12'2 (3.73m x 3.71m)

Windows to front, side and rear. Exposed stonework. Double radiator. Door to side.

Utility

5'10 x 6'7 (1.78m x 2.01m)

Roll top work-surface with inset single drainer, stainless steel sink top. Quarry tiled floor. Space for washing machine. Double radiator.

Ground Floor Bathroom

White traditional style, yet contemporary suite of floor standing, double ended tub with central brass mixer tap and brass 'rain' shower over with matching brass second attachment. Trough style sink on wooden wash-stand having cupboards and drawer under. Low Level W.C and brass hygiene shower fitment adjacent. Victorian style radiator. Window to rear. Terracotta colour tiled floor.

Galleried Bedroom One

11'11 x 12'1 plus 5'10 x 4'3 (3.63m x 3.68m plus 1.78m x 1.30m)

Window to front. Access to loft. Double radiator. Airing Cupboard/Wardrobe plus additional linen/storage cupboard.

Bedroom Two

11'11 x 7'3 extending to 8'8 (3.63m x 2.21m extending to 2.64m)

Window to side. Double Radiator.

Front Garden

Mostly laid to lawn with parking for three cars.







Side Garden and Main Grounds

Expanse of lawns, patio, woodland area, orchard and vegetable plot. Access to the:-

Two Stables & Garage

Stable One: 13'2 x 9'7 (4.01m x 2.92m) - Light and window to side.
Stable Two: 13'3 x 9'7 (4.04m x 2.92m) - Light and window to side.
Garage: 13'6 x 9'4 (4.11m x 2.84m) - Approached via double opening timber doors. Electricity supply.

Separate Outbuilding (Split into Four Rooms)

15'5" x 11'8" plus 13'5" x 7'6" (4.70m x 3.58m plus 4.11m x 2.31m)
Tack Room/Storage: 6'9 x 8'2 (2.06m x 2.49m) Solar Heating Unit. Window to front. Half glazed door to:-
Office: 8'3 x 7'6 (2.51m x 2.29m) Window to side.
Garden Room: 16'6 x 8'2 (5.03m x 2.49m) - Approached via double opening doors. Windows to front and side. Block paved floor.
'L' Shaped Workshop/Gym: 15'5 x 11'9 plus 13'6 x 7'7 (4.70m x 3.58m plus 4.11m x 2.31m)
Outside Seating/Kitchen Area: To the rear of the outbuilding is a covered outdoor seating and kitchen area.

Rear Garden

Mostly laid to lawn with woodland view to rear.

Additional Information

Tenure: Freehold
EPC Rating: T.B.C.
Council Tax Band: B - West Lindsey
Services: Mains Electric and Water. Oil Fired Heating. Private Drainage System.
Solar Panels: There are owned Solar Panels at the property.
Agents Note: The land at 2 Pebbles Cottage has an Agricultural Tie on it

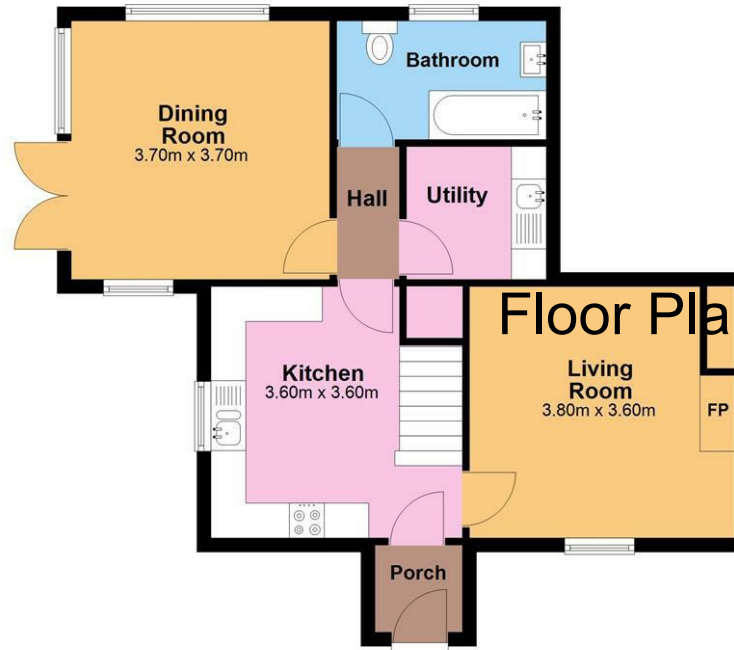






Ground Floor

Approx. 54.3 sq. metres



First Floor

Approx. 27.0 sq. metres



Floor Plan to Follow

Total area: approx. 81.3 sq. metres

Floor Plan is for illustration purposes only. Measurements are to be used as a guide only. Created by Robin Mapleston(info@epcforproperty.net)
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.