



Haze High,

Bully Hill Top | Tealby, Market Rasen | LN8 6JA

£325,000



Perkins George Mawer & Co.

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

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Traditional Semi Detached Home set in Approaching 0.5 Acre. This home would perfectly suit anyone looking for 'The Good Life', the current owners keep chickens, there's a small paddock area, two stables and chicken coop/run. This home is located in the Lincolnshire Wolds, an Area of Outstanding Natural Beauty and is just out of the village of Tealby about one and a half miles from the 'Community Shop'. The village also has a bustling pub, the Kings Head which is highly regarded. There is a primary school, the Wolds Edge Farm Shop and cafe heading in towards Market Rasen which caters for all other 'every-day' services and shopping.

The roomy accommodation comprises: Reception Hall, Study, Cloakroom, Living Area which is open plan to Dining Area both multi fuel stoves. There's also a good sized Kitchen and Rear Porch/Lean-To. On the First Floor there are Three Bedrooms and a Re-Fitted Bathroom. Outside there are Large Gardens of about 0.44 acres, a Single Garage and Workshop, Two Stables and a chicken coop/run. The house is warmed by LPG Gas radiator heating, as well as two multi fuel burners and has uPVC double glazing.

- Rural Location Near Tealby
- Approaching Half an Acre
- Single Garage & Workshop
- Two Stables
- Small Paddock Area
- Lounge/Diner Plus Study
- Three Bedrooms
- Re-Fitted Bathroom

Storm Porch

Arched front door with multi pane single glazed inset to:-





Reception Hall

Radiator. Window to side. Stairs to First Floor with recess under. Coat cupboard. Coving. Radiator. Grey wood effect flooring. Doors off.

Study

6'4 x 6'11 (1.93m x 2.11m)

Grey wood effect flooring. Radiator. Window to side. Door to:-

Cloakroom

Low Level W.C. Corner wash basin. Tiled to half height with border tile. Window to side.

Living Area

12'11 plus bay x 14'0 max (3.94m plus bay x 4.27m max)

Bay window to the front. Double radiator. Grey wood effect flooring. Multi fuel stove with granite hearth, stone mantel.

Archway to:-

Dining Room

9'11 x 12'8 (3.02m x 3.86m)

Grey wood effect floor. Multi fuel burner. Window to rear. Radiator. Multi pane glazed door to:-

Kitchen/Breakfast Room

14'11 x 11'2 (4.55m x 3.40m)

Range of grey painted, wood panel fronted all and base units, wall units with pelmets. Wall mounted double opening glazed display cabinet. Terrazzo style, roll top work-surface with inset one and a half bowl stainless steel, single drainer, sink top. Built-in electric oven, halogen hob and extractor hood. Tiled splashbacks.

Worcester LPG gas boiler. Tiled floor. Double radiator. Windows to both sides. Door to:-

Rear Porch/Lean-To

Single glazed windows to side and rear. Half glazed door to garden.

Landing

Coving. Access to loft. Window to side.

Bedroom One

11'11 x 9'11 + depth of of wardrobes (3.63m x 3.02m + depth of of wardrobes)

Two double wardrobes housing hot water tank. Storage cupboards over plus two additional cupboards. Radiator. Window to rear.



Bedroom Two

12'11 x 12'0 plus depth of wall of wardrobes (3.94m x 3.66m plus depth of wall of wardrobes)

Fitted wall of furniture including two double wardrobes and four double cupboards. Additional bedroom furniture including two double wardrobes, one single wardrobe and drawers. Radiator. Window to front.

Bedroom Three

10'3 x 6'11 (3.12m x 2.11m)

Window to rear. Radiator. Coving.

Re-Fitted Bathroom

White suite of panelled bath having an electric shower and screen over. Low Level W.C. Trough style sink in vanity unit with storage cupboard. Grey tiling to water sensitive areas. Chrome heated towel rail. Window to front. Coving.

Front Garden

Block paved driveway with parking for several cars. Lawn. Mature shrubs and trees. Access to Workshop and Single Garage.

Workshop

18'6 x 8'4 (5.64m x 2.54m)

Windows to front and rear. Light and electric.

Single Garage

Up and over door. Light and electric..

Rear Garden

Currently split into three sections with expanse of lawns. Vegetable plot. Two Stables. Chicken Coop & Run. Small Paddock Area.

Additional Information

Tenure: Freehold

EPC Rating: F - (Although a new LPG Gas boiler has been fitted since the Energy Performance Certificate was commissioned).

Services: T.B.C.

Council Tax Band: C - West Lindsey





Total area: approx. 121.1 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	38	
(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.