



Croppers Gorse Cottage,

| Legsby, Market Rasen | LN8 3QY

£625,000



Perkins George Mawer & Co.

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

Croppers Gorse

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Extended and Beautifully Refurbished, Detached Cottage in Rural Position surrounded by stunning Lincolnshire Countryside and Woods. This exceptional cottage is set in a little over 2 Acres which is currently made up of a Paddock, Formal Gardens and an Enclosed Yard to the Front. Anyone wanting rural living couldn't pick a more perfect home with open views, yet accessible to Market Rasen which is less than five miles and offers a good selection of Independent Shops, Restaurants and Bars. It has schooling for all ages, a Tesco Supermarket plus Co-Op Food Store and Railway Station for anyone looking to travel further afield.

The inside has been refurbished by the current owners with an eye on the smooth and sleek modern design and attention to details, such as Italian tiled flooring to the ground floor with under floor heating. Re-Fitted Bespoke 'Crown' Kitchen finished in contrasting white and high-gloss dark grey units topped with white Corian and Black Granite surfaces. A luxury 'Lusso' made En-Suite with floor standing tulip sink and tub.

Situated on a bridle way, making it a perfect option for anyone wanting to 'Ride Out'. The are Grounds and a Paddock which extend to over 2 Acres with Two Stables and Large Double Garage.

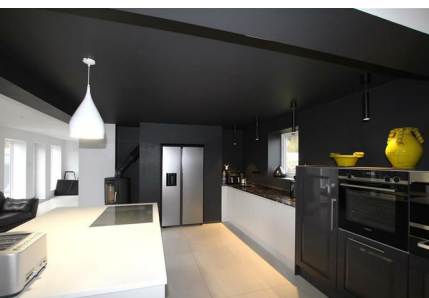
- Refurbished & Extended Cottage
- Countryside & Woodland Setting
- Set in Over 2 Acres
- Tastefully Decorated & Designed
- Stunning Open Plan Kitchen
- Four Bedrooms & Three Bathrooms
- Two Stables & Double Garage
- No Chain

Reception

6'7 x 16'3 (2.01m x 4.95m)

Approached via uPVC double glazed entrance door. Two Picture windows to the front. Grey Italian tiled flooring with under floor heating. Oak door to Utility Room and step down to Open Plan Family/Kitchen/Dining Room.





Utility Room

11'11 x 12'10 plus recesses (3.63m x 3.91m plus recesses)

White high-gloss wall and base units. Marble effect work-surfaces with inset single drainer, inset stainless steel sink. Grey Italian tiled floor. Radiator. Windows to sides and rear.

Family Area

13'2 x 7'10 (4.01m x 2.39m)

Three picture windows to the front. Grey Italian tiled floor with under floor heating. Modern, raised log burner. Open to:-

'L' Shaped Re-Fitted Kitchen/Dining Area

24'3 x 11'5 plus 8'3 x 7'6 (7.39m x 3.48m plus 2.51m x 2.29m)

Stunning, re-fitted 'Crown Kitchen' with contrasting white base units and high-gloss dark grey larder units. Range of drawer unit with 'secret' inner drawers and one larder unit with pull out spice drawer. Black granite work-surfaces with Franke inset sink and white Corian work-surfaces to the island with Five Ring, Siemens Induction Hob. Siemens Combination Oven/Microwave, Siemens Steam Oven. Warming drawer. Miele built-in dishwasher. Recess for American style Fridge/Freezer. Grey Italian tiled floor with under floor heating. Window to rear. uPVC double glazed, double doors to rear garden. Oak staircase to First Floor with spot lighting. Oak doors to Pantry and Cloakroom plus Oak door with glazed insert to Living Room.

Pantry

6'3 x 3'3 (1.91m x 0.99m)

Fitted grey base units. Wood surface. Grey Italian tiled floor. Window to front.

Cloakroom

White suite of Low Level W.C. with concealed cistern. Trough style sink. Grey Italian tiled floor. Exposed brickwork. Window to side. Composite door to front. Window to front. Boiler cupboard with oil fired boiler.

Living Room

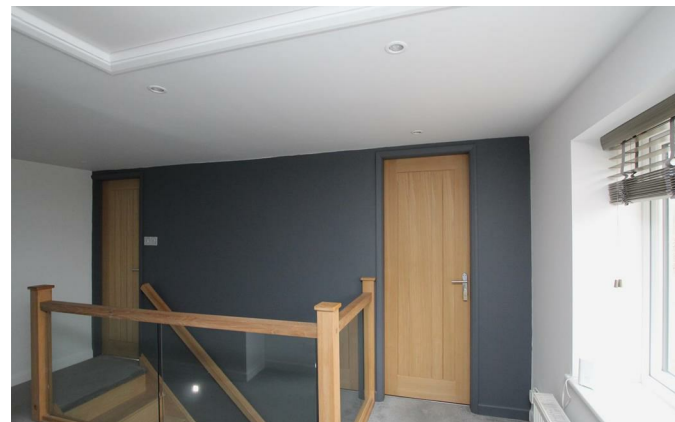
19'4 x 11'9 (5.89m x 3.58m)

Windows to front, side and rear. uPVC double glazed, double doors to garden Grey Italian tiled floor with under floor heating.

First Floor 'L' Shaped Galleried Landing

23'1 x 7'5 plus 14'3 x 7'5 (7.04m x 2.26m plus 4.34m x 2.26m)

Two double radiators. Three windows to the front. Oak banister with glass panel. Oak doors off. Linen cupboard. Access to loft via pull down ladder.





Loft

54'10 x 11'6 (16.71m x 3.51m)

Windows to both sides. Flooring. Ripe for conversion (subject to any necessary permissions).

Bedroom One

11'3 x 11'1 (3.43m x 3.38m)

Window to rear. Double radiator. Open plan to:-

En-Suite Bathroom

6'7 x 10'11 (2.01m x 3.33m)

Lusso suite of floor standing tub with central waterfall taps. floor standing 'tulip' style wash basin. Dark grey Italian tiling to two walls. Slate effect flooring. Window to rear. Oak door to:-

Cloakroom

Low Level W.C. Slate effect flooring. extractor fan.

Bedroom Two

11'5 x 11'9 (3.48m x 3.58m)

Windows to side and rear. Double radiator. Oak door to:-

En-Suite Shower Room

White suite of corner shower. Low Level W.C. Trough style sink in high-gloss white vanity. Mermaid flooring in shower enclosure. Double radiator.

Bedroom Three

11'11 x 13'3 minimum (3.63m x 4.04m minimum)

Window to rear. Radiator.

Bedroom Four

7'7 x 11'9 (2.31m x 3.58m)

Currently laid out as a Dressing Room. Window to front. Double radiator.

Bathroom

White suite of 'kidney' shaped bath having mixer/shower tap attachment and glass screen. Low Level W.C. with concealed cistern. Wash hand basin in vanity High-Gloss unit. Mermaid style boarding around the bath area. Double radiator. Window to front.

Gardens, Grounds & Paddock

Set in just over two acres and made up as follows:-



In and Out Driveway

Approached via two five bar gates. Lawn. Rose bushes. Timber garden shed. Gravelled parking. Double opening vehicular access gates to:-

Enclosed Frontage

Dog shower. Mainly gravelled area. Access to Double Garage. Two fully fenced dog kennels.

Double Garage

32'11 x 16'2 (10.03m x 4.93m)

Electric up and over double door. Single up and over garage door to Side Garden. Light and electric.

Outbuilding/Stables

External lighting and cold water tap. Made up currently as follows:-

Stable One/Gym

12'0 x 12'4 (3.66m x 3.76m)

Light and electric.

Stable Two

12'9 x 11'10 (3.89m x 3.61m)

Light and electric.

Two Side Garden Areas

Right Hand Side Area with gravelled patio. Lawn. Paved patio. gate to Paddock.

Left Hand Side Garden Area with gravelled area and greenhouse.

Rear Garden

Patio. Raised flower beds. Lawn. Small Summerhouse. Backing onto Paddock beyond.

Paddock

Enclosed by horse fencing.

Additional Information

Tenure: Freehold

Services: To Be Confirmed

Heating: Oil Fired Radiator Heating and Under Floor Heating

Council Tax: Band C - West Lindsey

E.P.C. Rating: C

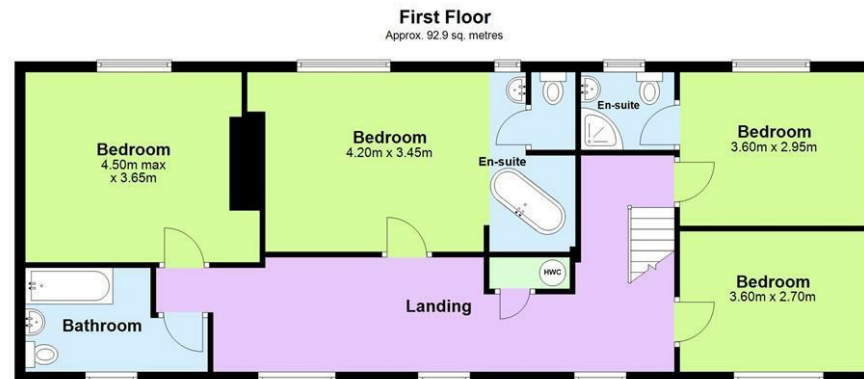






Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 190.7 sq. metres
 Robin Mapleston (info@epcforproperty.net) / Plan is for illustration and marketing purposes only
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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.