



Ancholme House

Gulham Road | North Owersby | Market Rasen | LN8 3PS

£1,850 PCM



Perkins George Mawer & Co

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

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- Country House
- 3 En-suite shower rooms
- Open plan kitchen dining room
- Cloak Room
- Large gardens
- 5 Bedrooms
- Lounge and Snug
- Utility room and walk in storage pantry
- Ground floor bedroom and en-suite
- Garage and external storage

MAIN ENTRANCE

Via part glazed door leading into entrance hallway with matching side panels and fan light above.

ENTRANCE HALLWAY

beige and black quarry tiled flooring, coving and smoke alarm to the ceiling, central heating radiator, stripped pine door leading into all other rooms, part cream painted and oak balustrade and spindle staircase with part carpeted steps leading to the first floor accommodation with open storage area below.

LOUNGE

16'0" x 13'11" (4.88 x 4.24)

Upvc double glazed sash effect windows to the front and side elevations, grey tiled fireplace with matching back and hearth having inset open fire, twin central heating radiators, picture rail, television point, USB port, tongue and groove flooring.



Beautifully maintained and presented 5 bedroomed detached former farm house now available to let in the rural hamlet of Gulham having open country views. Having many original features subtly blended with a modern twist to a high specification. Briefly comprising Upvc double glazing and oil central heating, entrance hall, lounge, snug, open plan dining kitchen, utility room, cloak room, store cupboard, ground floor bedroom with en-suite shower room, gallery landing, master bedroom with en-suite shower room, further three double bedrooms, additional en-suite



SNUG/DAY ROOM

14'0" x 14'1" (4.27 x 4.29)

Upvc double glazed sash effect windows to the front and side elevations, cream marble effect fire place with inset black and glass log burning stove, twin central heating radiators, picture rail, television point, USB port, tongue and groove flooring, door leading through to the open plan dining room and kitchen.

DINING AREA

21'10" x 14'0" (6.65 x 4.27)

Upvc double glazed French doors with matching side panels leading out to the rear garden, Upvc double glazed window to the side elevation, double door built in pine storage cupboard with cupboards above, twin central heating radiators, cream marble effect tiled flooring, square opening with built in breakfast bar, stripped pine door leading out to the hallway,

KITCHEN

13'0" x 10'0" (3.96 x 3.05)

Upvc double glazed windows to the rear and side elevations, fitted with a range of buttermilk wall base and drawer units with complementary chrome handles having black granite working surfaces above incorporating a matching 1 1/2 sink unit with mixer tap, integrated dishwasher and twin under counter fridge units, stainless steel range oven with 5 burner LPG gas hob having a stainless steel extractor canopy above, central heating radiator, door leading out to the rear passage.

REAR PASSAGE

Stable effect door with twin glazed panels leading to the side elevation, exposed brick walls, doors leading to the utility room, walk in storage cupboard/pantry room and Wc.

UTILITY ROOM

9'0" x 9'1" (2.74 x 2.77)

Upvc double glazed window to the rear elevation, double buttermilk base unit with block beech effect working surface above incorporating a stainless steel sink unit and drainer, enclosed free standing oil boiler, unit, built in airing cupboard housing the pressurised hot water tank, old style brick flooring, plumbing for washing machine.

WALK IN STORAGE CUPBOARD.PANTRY

9'4" x 4'0" (2.84 x 1.22)

Upvc double glazed frosted window to the side elevation, built in shelving units.



WC

5'5" x 3'0" (1.65 x 0.91)

Upvc double glazed window to the rear elevation, low level flush wc, central heating radiator.

CLOAK ROOM

8'0" x 5'10" (2.44 x 1.78)

(Located off the main entrance hall) Upvc double glazed window to the rear elevation, vanity circular wash hand basin with storage cupboards below, chrome combination heated towel rail and central heating radiator, part wall panelling, terracotta tiled flooring.

GROUND FLOOR BEDROOM

11'10" x 10'0" (3.61 x 3.05)

Twin Upvc double glazed sash effect windows to the rear and side elevations, central heating radiator, double door built in wardrobe incorporating hanging rails and shelving, USB port, television point, beige carpeting, door leading to en-suite shower room.

EN-SUITE SHOWER ROOM

7'10" x 3'4" (2.39 x 1.02)

Upvc double glazed window to the rear elevation, glazed shower cubicle incorporating an electric shower, part tiling to the walls in beige marble effect having matching floor tiling, central heating radiator, chrome towel rail.

STAIRCASE AND LANDING

Upvc double glazed sash effect window to the front elevation, gallery landing having oak and cream painted balustrade and spindles, coving to the ceiling, smoke alarm, tong and groove flooring, doors to all other rooms.

BEDROOM ONE

14'0" x 12'9" (4.27 x 3.89)

Twin Upvc double glazed sash effect windows to the front and side elevations, triple recessed display shelves, coving to the ceiling USB port, television point, central heating radiator, tongue and groove flooring, door leading through to the En suite shower room.



EN-SUITE SHOWER ROOM

8'4" x 4'4" (2.54 x 1.32)

double walk in shower cubicle having glazed doors incorporating twin shower heads, vanity wash hand basin with twin wood effect high sheen storage cupboards below, low level flush wc, part tiling to the walls in beige marble effect, chrome combination towel rail and central heating radiator, spot lighting and extractor fan to the ceiling, tong and groove flooring.

BEDROOM TWO

15'11" x 13'11" (4.85 x 4.24)

Twin Upvc double glazed sash effect windows to the front and side elevations, decorative white painted ornate display fire place with burgundy tiled hearth, twin central heating radiators, USB port, television point, coving to the ceiling.

BEDROOM THREE

12'2" x 12'0" (3.71 x 3.66)

Twin Upvc double glazed sash effect windows to the rear and side elevations, central ceiling radiator, coving to the ceiling, television point, USB port, tong and groove flooring.

BEDROOM FOUR

14'1" x 13'11" (4.29 x 4.24)

Upvc double glazed sash effect window to the rear elevation, central heating radiator, television point, USB port, coving to the ceiling, tongue and groove flooring, door leading through to the en-suite shower room.

ENSUITE BATHROOM

13'0" x 9'11" (3.96 x 3.02)

Twin Upvc double glazed windows to the rear and side elevations, walk in wet and dry shower enclosure incorporating beige marble effect wall tiling with inset chrome fixed shower head, slipper bath with free standing waterfall chrome tap, twin matching vanity wash hand basins having triple elevated grey storage cupboards, part wall tiled in beige marble effect, chrome towel ring, spot lighting and extractor fan, central heating radiator, part wall panelling, tongue and groove flooring.

FAMILY BATHROOM

Upvc double glazed sash effect window to the rear elevation, bath with telephone style combination taps and shower hose with panneld side panel matching part panelling to the walls, pedestal wash hand basin with splash back wal tiling, glazed shower cubicle incorporating a shower head and hose with beige marble effect wall tiling, extractor fan, central heating radiator, tong and groove flooring.

OUTSIDE

Extensive front garden with driveway leading to the garage, lawned front garden with a selection of mature planted trees shrubs and bushes, pathway leading to the side and rear elevations, orchard area, painted wooden gazebo, paved patio area, out side lighting, childs painted summer house, hedging to the front rear and side elevations.

GARAGE

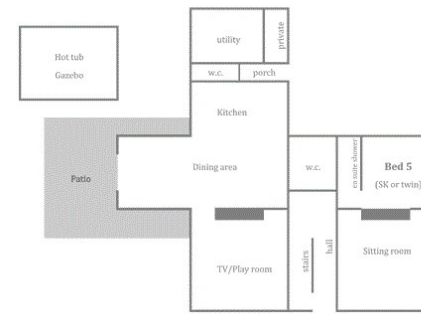
15'8" x 14'9" (4.78 x 4.5)

single garage with up and over door having additional personnel door.

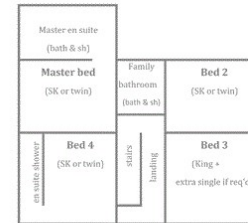
STORAGE BUILDING

14'1" x 7'1" (4.29 x 2.16)

Brick built store.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

SK = Super king

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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	

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