



, Front Street

| Tealby | LN8 3XU

£325,000



Perkins George Mawer & Co.

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



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Tealby | LN8 3XU  
£325,000

A Characterful Cottage situated at the Heart of this Stunning Lincolnshire Wolds Village which is ever popular. There's a thriving village community which has an abundance of clubs and activities to immerse yourself in if you wish, including Tealby Village Green Community Woodland, Meadow & Orchard Wildlife Project who are looking for volunteers to join them with helping the environment whilst having a coffee and chat or visit the The Vintage Tearooms with friends or family to pass the time, alternatively you can go the locally renowned Kings Head for excellent pub grub. The village also has a Community Shop, Village Hall, Bowls Club, Tennis Club and a Primary School all of which offer up various activities throughout the calendar. This cottage has been run as a bespoke and successful holiday home over the past few years, so could work equally well as a home or investment opportunity.

Once inside this cozy cottage you'll feel like you've been embraced by an old friend, it oozes charm and character enhanced by the log burner, beautiful woodwork and beams, slate floors and general ambience.

- Charming Character Cottage
- Popular & Bustling Community
- Two Reception Room
- Two Bedrooms & Bathroom
- Lincolnshire Wolds Village
- Bespoke Vintage Styling
- Country 'Shaker' Kitchen
- Peaceful Cottage Garden

### Cozy Sitting/Dining Room

11'3 x 10'5 plus recess (3.43m x 3.18m plus recess)

Approached via part panelled entrance door. Double cupboard in chimney recess with display shelving over. Window to front. Double radiator. Wood floor. Beamed ceiling. Log burner with brick surround and flagstone hearth. Wooden plate shelf. Latched door to:-

### Inner Hall

Wood floor. Stairs to First Floor. Latched doors off.

### Cloakroom

White modern suite of Low Level W.C. Trough style sink in vanity with double cupboard under. White painted panelling to ceiling height.







### Living Room

11'9 x 10'10 (3.58m x 3.30m)

Electric 'log burner' on black flagstone hearth. Slate tiled floor. Double radiator. Two windows to the rear, overlooking the 'cottage garden' and open outlook beyond. Half panelled door to rear garden.

### Cottage 'Shaker' Kitchen

11'9 x 8'2 (3.58m x 2.49m)

Range of 'Shaker' style, cream coloured wall and base units with brushed steel handles. Built-in stainless steel electric cooker, stainless steel gas hob with concealed extractor hood over. Granite effect work-surfaces with inset white enamel, sink top. Window to rear with outlook over the cottage garden. Slate tiled floor. Radiator. Built-in pantry cupboard.

### Landing

Latched doors off. Access to loft space. Double opening airing cupboard housing gas boiler.

### Bedroom One

11'3 x 10'6 (3.43m x 3.20m)

Double fitted wardrobe. Cast iron fireplace. Window to the front. Radiator.

### Bedroom Two

14'4 x 9'5 minimum plus recess (4.37m x 2.87m minimum plus recess)

Fitted drawers and cupboards. Double radiator. Window to rear. Beams to ceiling.

### Spacious Bathroom

11'2 x 7'7 (3.40m x 2.31m)

White suite of large walk-in shower enclosure. Floating W.C. with concealed cistern. Twin 'trough' style sink. Storage cupboard. Travertine stone tiled floor and shower enclosure. Two windows to the rear. Under floor heating. Chrome heated towel rail.

### Small Front Garden

Cottage flower border.

### Rear Cottage Garden

A real haven of peace and quiet with open outlook all approached via timber side gate. Raised border with 'railway sleeper' retainers. Expanse of sculptured lawn. Patio. Timber garden shed.

### Additional Information


Tenure: Freehold

Services: All mains services are connected

Council Tax: As this home has been run as a holiday home, it has been exempt from Council Tax but registered for Business rates.

Energy Rating: T.B.C.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
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.