



Manor Cottage,

Stainton Le Vale | Market Rasen | Lincolnshire | LN8 6HP

Offers In The Region Of £295,000



Perkins George Mawer & Co.

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

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PGM&CO are pleased to offer a unique opportunity to acquire a detached stone cottage nestled in the picturesque village of Stainton Le Vale. This rarely available property presents significant potential for those looking to embark on a project and create a home set in an extensive plot.

Stainton Le Vale is a delightful village within the stunning Lincolnshire Wolds, offering countryside views and a wealth of outdoor activities right on your doorstep.

- INVITING BEST OFFERS BY FRIDAY 4TH JULY at 12 NOON
- Extensive Plot and Mature Gardens
- Private Driveway
- Great Potential for Modernisation
- Sought after Village
- No Chain





Location

Stainton Le Vale is a picturesque village in the Lincolnshire Wolds, that combines a sense of community with the peace of the countryside. Being in the Area of Outstanding Natural Beauty (AONB) the property presents a perfect rural retreat.

The popular market town of Louth is just 11 miles east, offering a range of amenities including shops, restaurants, leisure facilities and schools, including King Edward VI Grammar School. Binbrook village, just 2.5 miles east, also provides a Primary School as well as a local shop and takeaway.

Description

Manor Cottage is a character property arranged over two storeys and being traditional stone and pantile construction. To the north elevation is also a single storey extension. Spanning 1,507 square feet, the property boasts four bedrooms, a welcoming living room and a kitchen dining area.

The property would benefit from a complete scheme of renovation and modernisation throughout - offering potential purchasers an opportunity to make a rarely available property their own.

The internal accommodation currently comprises: -

Entrance Hall

Accessed via the single storey eastern elevation of the property, with doors leading on to the WC, store and Main Bathroom.

Store

Plumbing for washing machine, single window and shelving.

WC

Separate WC and single window.

Bathroom

Complete with pedestal sink, bath with shower over and part tiled walls. Separate airing cupboard.

Living Room

29'0" x 15'5" (8.85m x 4.70m)

Spacious dual aspect room with patio door leading on to gardens to east. Brick surround fire place, with tiled harth, housing modern 'Euroheat' multifuel stove.

Dining Room

11'1" x 15'5" (3.40m x 4.70m)

Window overlooking gardens to the rear and door on to weast. Brick surround open fire. Large opening with beam over leading on to Kitchen area.

Kitchen

6'0" x 12'9" (1.85m x 3.90m)

Fitted base units, stainless steel sink with drainer and tiled splash back. Gas cooker fitted and window overlooking gardens.

Door onto western entrance porch.

Store

Fitted with shelving and a single window.

WC

Separate WC and single window.

Outside

The mature gardens and grounds are predominately laid to lawn with areas of dense shrubbery and mature trees. There is a small brick outbuilding to the south of the property and an area of hard standing to the east used for parking cars.

Services

Mains water and electricity are connected to the property. There is also a mains gas supply, serving a recently installed boiler (Worcester) providing central heating. There is a multi fuel burner located in the living room and an open fire in the dining room. Drainage is to a private system.

Local Authority

Council Tax is payable to West Lindsey District Council (WLDC). The property falls within Band E.





Boundaries

The purchaser shall be deemed to have full knowledge of the boundaries and neither the Seller nor the Selling Agent will be responsible for defining the boundaries or their ownership.

Tenure & Possession

The Freehold is being offered with Vacant Possession on completion.

Wayleaves/Easements/Rights of Way

The land is offered for sale subject to all existing rights and with the benefit of existing rights of way whether public or private, light, support, drainage, water, and electricity supplies and other rights, easements and wayleaves whether referred to or not in these particulars.

Method of Sale

The Property is offered for sale by Private Treaty.

Buyer Identity Check

Purchasers will be required to provide the necessary identification for the purposes of the anti-money laundering regulations.

Viewing

Strictly by appointment via the Selling Agent.
What3Words - toolkit.ironic.fashion

Solicitor

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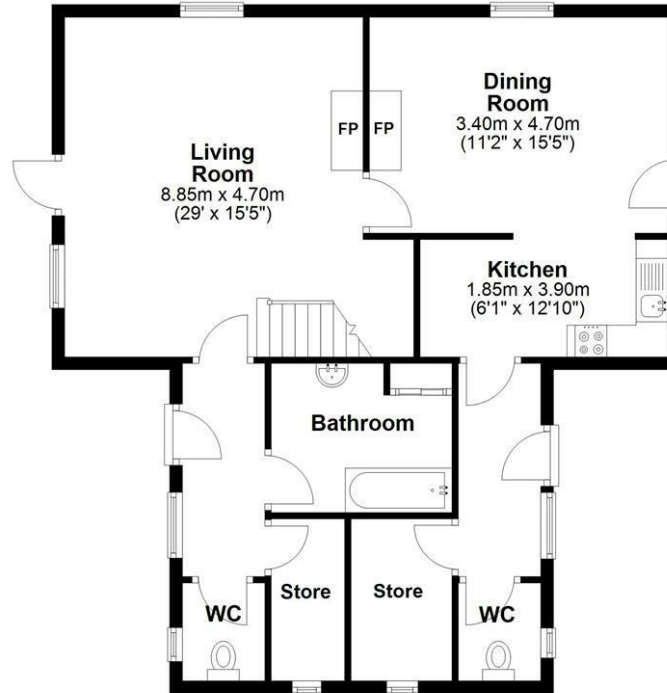
Additional Land

Further grassland lying between Stainton le Vale and Binbrook is in common ownership and is available by separate negotiation.



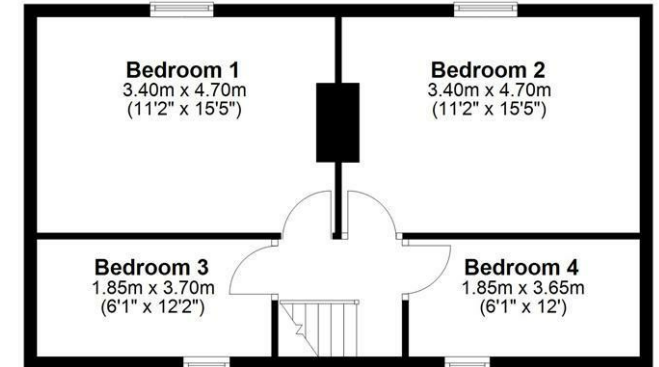
Ground Floor

Approx. 89.2 sq. metres (960.5 sq. feet)



First Floor

Approx. 50.8 sq. metres (547.1 sq. feet)



Total area: approx. 140.1 sq. metres (1507.5 sq. feet)

Robin Mapleston (info@epcforproperty.net) / Plan is for illustration and marketing purposes only
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D		
(39-54) E	46	
(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.