

Rase Cottage, Bridge View Lane

| West Rasen | LN8 3LS

£525,000

Perkins George Mawer & Co.

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

Rase Cottage

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Rase Cottage is set behind the 'Packhorse Bridge' a Grade II Listed Ironstone Bridge, this unique Cottage sits in Grounds, including Gardens and a Paddock of around 2.04 acres,. It has Two Stables, Tack Room, Barn (29'2 x 17'9), Triple Garage, Additional Single Garage, Workshop and Tool Store plus a Timber Workshop, there is also parking for numerous vehicles. Riding out can be found via Toft Lane, heading towards Faldingworth or via Clay Lane around Toft Newton Reservoir towards Saxby. There is a footpath which runs alongside the River Rase and leads to Middle Rasen where there is a Local Shop and Post Office, Pub, Primary School and a vibrant and active village community. Anyone who needs a wider selection of 'every day' amenities can find them in Market Rasen around three miles distance and includes Leisure Centre, Pubs, Bars, Tesco Supermarket, Co-op Food Store and De Aston Secondary School. There is also the new Aldi Supermarket and a new Starbucks.

The cottage has been extended over many decades and now has very well proportioned rooms which are heated by Oil Fired Central Heating and the warmth is retained with the help of uPVC double glazing plus a Log Burner and Open Fire for cosy Autumn and Winter evenings in.

Accommodation comprises in brief: Entrance Porch/Sun Room, Hall, Living Room, Separate Sitting or Dining Room, Kitchen and Breakfast Room, Boot Room, Boiler Room, Inner Hall with Ground Floor Re-Fitted Bathroom and Conservatory off. On the First Floor there is a Spacious Landing, Four Double Bedrooms and Second Re-Fitted Bathroom.

The Grounds and Outbuildings are what this home is really about, it has Abundant Parking, Barn with large barn door, suitable for larger vehicles and in total is set in around 2.04 acres



- Detached Cottage in 2.04 Acres
- Triple plus Single Garages
- Two Stables plus Tack Room
- Two Receptions & Conservatory
- Four Bedrooms, Two Bathrooms
- Wonderful Riverside Location
- Large Barn (29'2 x 17'9)
- Workshop and Tool Store
- Kitchen/Breakfast & Boot Room
- Paddock, Gardens & Abundant Parking





Entrance Porch/Sun Room

4'7 x 20'2 (1.40m x 6.15m)

Approached through uPVC panelled entrance door. Coving. Windows to front and side. Two pairs of single glazed inner doors to Hallway and Separate Sitting/Dining Room.











Separate Sitting/Dining Room
13'4 x 13'7 min (4.06m x 4.14m min)
Log burner with brick surround and beam. Coving. Double radiator. White panel effect doors to Hall, Kitchen/Breakfast Room and Inner Hall.

Hall
Stairs to first floor. Door to:-

Living Room
19'9 x 14'11 average - plus recess (6.02m x 4.55m average - plus recess)
Open fire stone effect surround. Coving. Windows to front and rear. Coving. Ceiling rose.

Kitchen/Breakfast Room
13'2 x 10'0 (4.01m x 3.05m)
Cream coloured wall and base units. Wood effect work-surfaces with inset single drainer sink top. Wall mounted, double opening glass cabinet. Window to front. Tiled splashbacks. Coving. Built-in electric oven, hob and extractor. Double radiator. Door to:-

Boot Room
7'0 x 9'0 (2.13m x 2.74m)
Window to side. uPVC half panel and half double glazed door to driveway. Archway to:-

Boiler Room
5'01 x 5'5 (1.55m x 1.65m)
Oil fired boiler. Built-in cupboard. Sliding door to:-

Utility Room
5'8 x 9'1 (1.73m x 2.77m)
Fitted wall and base units. Roll top work-surfaces with inset single drainer sink top. Window to side. Tiled splashbacks.

Inner Hall
5'9 x 7'0 (1.75m x 2.13m)
Door to Bathroom and glazed door to:-

Conservatory
10'2 x 5'5 (3.10m x 1.65m)
Windows to side and rear.





















Re-Fitted Bathroom
White suite of bath having shower and screen over. Wash hand basin in vanity in white high-gloss finish with double cupboard. Low level W.C. Wood effect tiled floor. Tiled to coving height with mosaic effect border tiles. Window to rear. White heated towel rail.

First Floor Landing
5'6 min x 14'7 plus 11'1 x 2'8 (1.68m min x 4.45m plus 3.38m x 0.81m)
Window to rear. Double radiator. Storage cupboard. White panel effect doors off.

Bedroom One
9'9 x 15'3 plus wardrobe (2.97m x 4.65m plus wardrobe)
Walk-in wardrobe with light. Radiator. Window to front. Panel effect finish to one feature wall.

Bedroom Two
13'5 x 12'0 (4.09m x 3.66m)
Fitted cupboards. Windows to front and side. Radiator.

Bedroom Three
9'6 x 11'5 (2.90m x 3.48m)
Window to rear. Radiator. Coving.

Bedroom Four
10'5 x 12'1 min (3.18m x 3.68m min)
Access to loft. Radiator. Window to front.

Re-Fitted Bathroom
White suite of panelled bath having shower over. Pedestal wash basin. Low level W.C. 'Metro' style tiling to water sensitive areas. Window.

Front Garden
Approached through double opening ranch style gates. Expanse of lawn. Mature shrubs and trees. Driveway providing parking for umpteen cars or vehicles with hedgerow screening.

Triple Garage
34'8 x 15'5 plus recess (10.57m x 4.70m plus recess)
Approached by one pair of double sliding doors and a separate pair of double opening timber doors. Door to rear garden. Light and electric. Cold water supply.

Additional Single Garage
14'2 x 11'6 (4.32m x 3.51m)
Light and electric. Up and over door. Interlinking door to:-

Workshop
17'3 x 1 4'5 (5.26m x 0.30m 1.35m)
Window to front. Light and electric. Loft. Door to:-

Tool Store
10'8 x 5'5 (3.25m x 1.65m)
Door to Adjoining W.C. having W.C. and wash basin.

Lean-To Timber Workshop

Stables and Tack Room
Stable One: 15'6 x 8'4
Stable Two: 15'8 x 9'3
Tack Room: 15'4 x 6'9

Electric.

Barn
29'2 x 17'9 (8.89m x 5.41m)
Approached through large timber door. Up and over garage door to rear/paddock Light.

Rear Garden
Mainly laid to lawn.

Additional Information
Tenure: Freehold
Services: Mains Electric and Water. BT Internet. Oil fired heating. Septic Tank
Council Tax Band: E - West Lindsey
EPC Rating: E
Agents Note: This home's septic tank is non compliant with modern regulations but has been taken into account when the property was priced for sale.





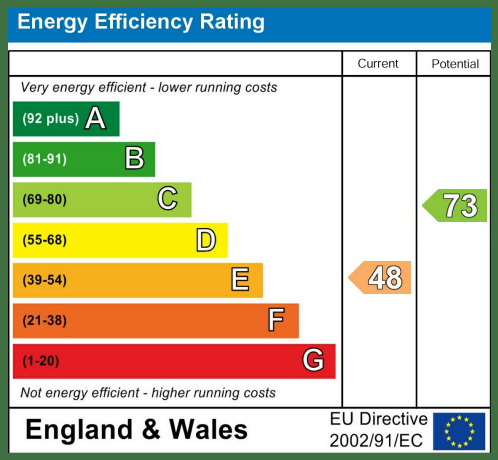












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Agents Note:
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