



# Swallow Cottage, Well Street

| Bishop Norton, Market Rasen | LN8 2AZ

£280,000



**Perkins George Mawer & Co.**

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

# Swallow Cottage

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A Charming Detached Cottage which has been under the current ownership for many years, which is now ready to be Re-Loved and brought up to date by the next custodian. Set in this sleepy, rural village, it is the perfect spot for anyone wanting a quiet life. Bishop Norton is set in beautiful Lincolnshire Countryside with plenty of countryside walks, cycling and bridlepaths close by, perfect for anyone who enjoys the outdoor life. If you need any last minute essentials, Caenby Corner has a Petrol Station and Store, Starbucks and is just up the road from is Home Farm Dairy which sells delicious Ice Creams, Milk and Hot Drinks if you want to treat yourself. Kirton in Lindsey is just over seven miles away and has a good selection of village shops plus Primary and Secondary Schooling or venture a little further to Market Rasen, just over ten miles, which caters for all your everyday needs including a Railway Station of you need to travel further afield, otherwise you can nip onto the A15 for greater distance travelling by car.

Once you step inside the cottage, you feel at home in the 'Cosy Surroundings' helped by the open fire in the Living Room, this is complimented by the character features including beams and wall timbers. There is a Good Sized and Separate Dining Room having views down the garden. The Breakfast/Kitchen is the 'Beating Heart' of the cottage with enough space for a decent sized breakfast table. There is a small Utility Room off the Kitchen and a Ground Floor Shower Room. Upstairs there is a Large Landing/Study Area and Three Bedrooms. Drive up the side of the property and you'll find parking for several cars and a Detached Garage, which is in need of a Rebuild but offering good space. Behind the cottage lie Good Sized Rear Gardens which you will be able to develop into a Beautiful Cottage Garden over time. Warmed by Oil Fired Heating Boiler and retained by uPVC Double Glazing. Offered For Sale with No Onward Chain.

- Charming Detached Cottage
- Peaceful Rural Village
- Lovely Kitchen/Breakfast Room
- Separate Dining Room
- Three Bedrooms & Study Area
- Cherished Home for Many Years
- Many Character Features
- Lounge with Open Fire
- Utility & Ground Floor Shower Room
- Good Sized Rear Garden

## Rear Entrance Hall

Approached via half uPVC panelled and half multi pane, double glazed entrance door. Beams to ceiling. Squared archway to Kitchen/Breakfast Room and stripped wood door to Separate Dining Room.





### Separate Dining Room

12'8 x 9'10 plus 5'4 x 4'7 (3.86m x 3.00m plus 1.63m x 1.40m)

Bow window to the rear, additional window to side. Double glazed sliding patio doors to patio and garden beyond. Beamed ceiling. Double radiator.

### Living Room

16'6 x 16'3 (5.03m x 4.95m)

Inglenook fireplace with open fire having beam over and quarry tiled hearth. Two windows to the front and two to the rear. Front door. Two double radiators. Beamed ceiling and timber supports.

### Kitchen/Breakfast Room

11'11 x 14'8 plus 9'9 x 3'8 (3.63m x 4.47m plus 2.97m x 1.12m)

Pine panelled base units. Roll top work-surfaces with inset single drainer sink top. Tiled floor. Double radiator. Stripped wood latched doors to living room, utility, staircase and understairs cupboard. Internal window to living room. Window to front. Half double glazed door to patio and rear garden.

### Utility Room

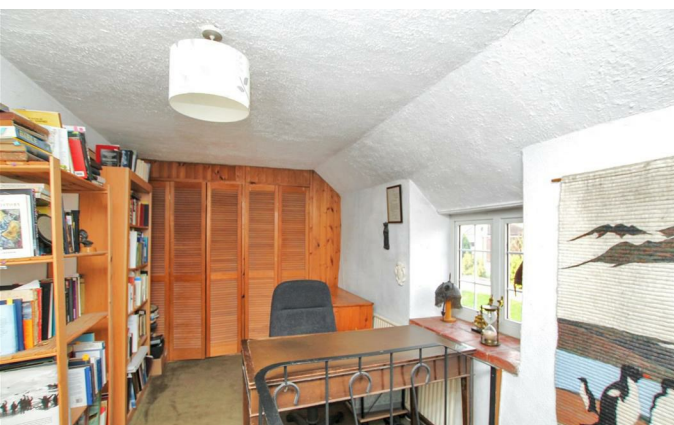
6'8 x 4'2 plus 4'5 x 3'6 plus depth of double cupb (2.03m x 1.27m plus 1.35m x 1.07m plus depth of dou)

Double cupboard housing oil fired boiler. Plumbing for washing machine. Window to rear. Wooden sliding door to:-

### Ground Floor Shower Room

6'2 x 8'1 (1.88m x 2.46m)

Large walk-in shower. with 'Mermaid' style boarding. Low Level W.C. Pedestal wash basin. Radiator. Single glazed window to side.



### First Floor Landing/Study Area

12'11 x 7'11 plus depth of cupboards (3.94m x 2.41m plus depth of cupboards)

One triple and one double fronted storage cupboards housing hot water cylinder.

### Bedroom One

16'2 x 9'8 into recess (4.93m x 2.95m into recess)

Cast iron fire grate. Window to rear. Double radiator.

Exposed wall timber.

### Bedroom Two

8'3 x 15'4 max into recess (2.51m x 4.67m max into recess)

Window to rear. Radiator.

### Bedroom Three

6'6 x 10'11 plus 5'2 x 3'2 (1.98m x 3.33m plus 1.57m x 0.97m)

Window to front. Radiator.

### Outside & Rear Garden

Approached via driveway to the left hand side of the cottage and providing parking for several cars and access to the Detached Garage (which is in need of rebuilding). Shed or Workshop. Patio Garden. Expanse of lawn. Mature shrubs and trees.

### Additional Information

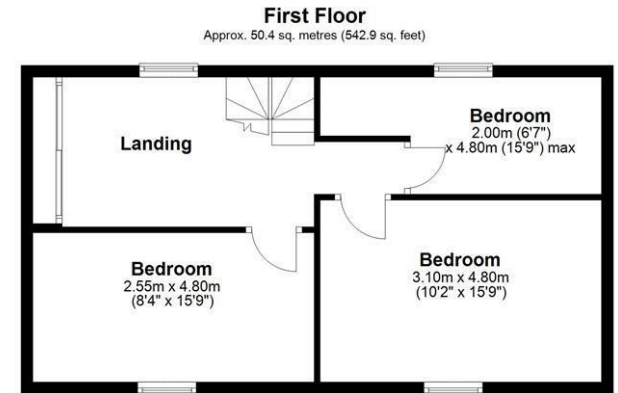
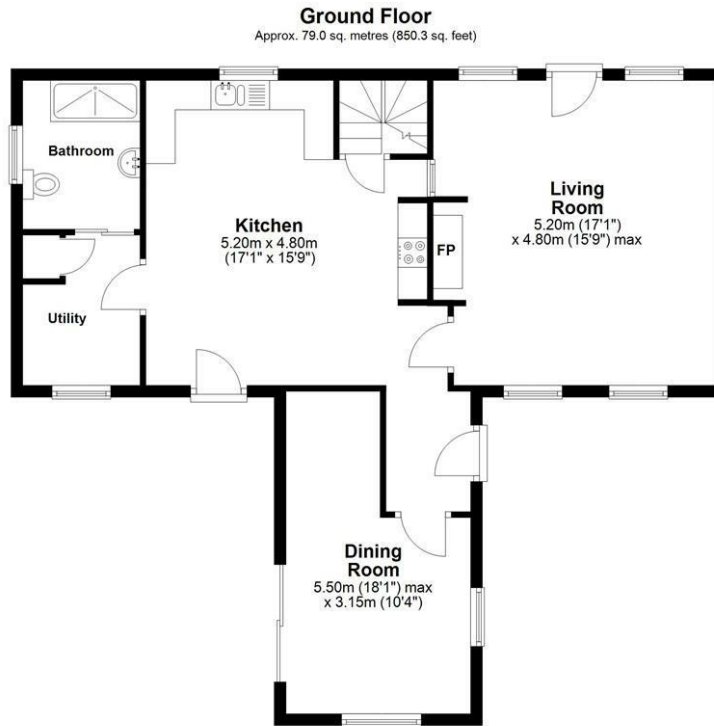
Tenure: Freehold

Services: Mains Electric, Water and Drainage. Oil fired heating

EPC Rating: G

Council Tax Band: D - West Lindsey





Total area: approx. 129.4 sq. metres (1393.3 sq. feet)

Robin Mapleston (info@epctorproperty.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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>66</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	<b>13</b>	
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.