



The Stone Cottage, Thorpe Lane

| Tealby, Market Rasen | LN8 3YE

£650,000



Perkins George Mawer & Co.

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

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A Sympathetically and Completely Renovated Cottage in one of most picturesque and peaceful settings within the most highly sought after and revered Lincolnshire Wolds Village. Tealby has long been one of the most desired villages which boasts the thatched King's Head public house, serving excellent food and has a cosy inviting environment. There is a Primary School and Village Hall, Bowls and Tennis clubs and many clubs and groups that meet up throughout the year. A well stocked Community Shop provides for all your last minute essentials.

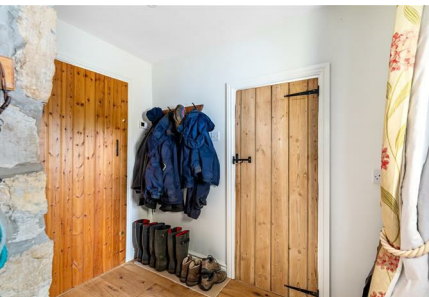
Lovingly nurtured back to and beyond it's former glory by the current owners and custodians. It has undergone a total renovation and transformation. Amongst the works undertaken is a new roof with William Blyth Barco pantiles. A new sewage treatment system installed in 2023. All windows and doors were replaced with new bespoke replacement finished in Accoya Wood by WG Joinery. Upgraded wiring, electrics and new double consumer unit. The front and side elevations have been sand blasted and re-pointed using approved lime mortar. There is a new electric heating system, with clay core radiators and separate hot water system. In July 2023 a first floor extension was added by the reputable builder Gary Philpott. Other cosmetic improvements are new Murdoch Troon kitchen, new bathrooms, new flooring with engineered oak floors to much of the ground floor, The accommodation in brief comprises Hall, Snug, Dining Room, Open Plan Kitchen/Dining/Family Room, Laundry, Rear Porch, Cloakroom and Study. On the First Floor there are Four Substantial Bedrooms, Two En-Suite Bathrooms plus the Family Bathroom. Outside there are gardens to front and rear with open countryside and views of River Rase. Driveway plus hardstanding and a Home Office or Garden Room measuring 20'2 x 10'7. This home has been brought back to life with true passion, dedication, style and flair. Book a viewing to appreciate the hard work and monumental scale of the renovation.

- Sympathetically Renovated Cottage
- Lincolnshire Wolds Village
- Beautiful & Secluded Village Setting
- Murdoch Troon Kitchen/Dining/Family Room
- Three Bathrooms plus Cloakroom
- Second Floor Extension
- Countryside & River Views
- Three Reception Rooms
- Four Double Bedrooms
- Gardens, Parking, Hardstanding, Wood Store, Shed and Garden Room.

Entrance Hall

Approached via panelled wood entrance door. Stairs to First Floor. Stripped wood doors off.





Snug

15'5" x 9'8" plus chimney recesses (4.70m x 2.95m plus chimney recesses)

Chimney recesses with fitted cupboards, glazed display cabinets and shelved alcoves. Dado rail. Window to front. Radiator. Log burner with quarry tiled hearth and brick surround. 'Secret Door' behind fitted bookshelf to Dining Room. Double opening glazed doors to Open Plan Kitchen/Dining/Family Room.

Dining Room

15'1 x 12'2 plus understairs recess (4.60m x 3.71m plus understairs recess)

Understairs cupboard. Two double fitted cupboards in chimney recess with stripped wood doors. Cast iron range with main oven and top oven. Radiator. Dado rail. Double opening doors to Open Plan Kitchen/Dining/Family Room.

Open Plan Kitchen/Dining/Family Room

16'4 x 23'7 (4.98m x 7.19m)

Murdoch Troon handmade and painted, bespoke kitchen finished in powder blue and pale grey with pewter style 'rustic cottage' handles. Oak work-surfaces and island top. Central island with base units and oak surface extending to form breakfast bar. White twin enamel Belfast sink. Fridge and freezer with colour co-ordinated fronts. Windows to side and rear. Radiator. Dishwasher housing. Engineered oak flooring, locally sourced from Willingham Woods. 'Secret Shelved Door' to:-

Laundry

6'3 x 2'6 plus recesss (1.91m x 0.76m plus recesss)

Fitted shelf. Wood effect tiled floor. Window to rear. Space for washing machine.

Rear Porch

Exposed stonework. Engineered oak floor. Radiator. Door to Rear Garden with double glazed insert. Wood doors off.





Cloakroom

White suite of Low Level W.C. Corner curved wash hand basin in white high-gloss finish vanity unit. Radiator. Engineered oak floor. Window to rear.

Study

12'2 x 9'2 (3.71m x 2.79m)

Pantry cupboard with fitted racking. Exposed stone and timber work. Windows to front and side. Radiator.

First Floor Landing

Natural light tunnel. Wood doors off. Display alcove.

Bedroom One

15'4 x 12'5 plus wardrobes (4.67m x 3.78m plus wardrobes)

Double wardrobe. Window to front with view over River Rase. Two radiators. Access to Main Loft. Access via two steps up to:-

En-Suite Bathroom

6'5 x 8'9 (1.96m x 2.67m)

Panelled bath with mixer tap/shower attachment. Low Level W.C. Trough style sink on vanity with double cupboard. White heated towel rail. Velux. Eaves access points. Pale grey fired earth effect tiling surrounding the bath. Moroccan style, grey colour contrasting floor tiles. Porthole window to side.

Bedroom Two

15'9 x 13'2 (4.80m x 4.01m)

Windows to side and rear with open country side view to rear. Radiator. Interlinking wood door to Bedroom Three.

Bedroom Three

15'10 x 8'0 extending to 9'11 (4.83m x 2.44m extending to 3.02m)

Window to rear with countryside views. Wooden interlinking door to Bedroom Two. Radiator. Wooden door to:-

En-Suite Bathroom

White suite of panelled bath having shower and screen over. Trough style sink in grey colour vanity unit with double cupboard. Low Level W.C. Grey marble effect tiling to water sensitive areas and floor. Heating mirror. Window to rear.



Bedroom Four

9'2 x 10'5 plus two recesses (2.79m x 3.18m plus two recesses)
One recess housing double wardrobe and fitted shelving.
Radiator. Window to front with view over River Rase. Access to loft.

Bathroom

5'9 x 7'11 (1.75m x 2.41m)
White suite of panelled bath. Low Level W.C. Pedestal wash basin. Radiator. Pale grey tiling to water sensitive areas and floor. Natural light tunnel. Double opening cupboard housing electric water heating system.

Front Garden

Lawn. Cottage borders. Double ranch style, five bar gates to:-

Rear Garden, Drive and Hardstanding

Parking for two cars and hardstanding for caravan. Two external double 240V electrical sockets. Extensive patio area. Cold water tap. Lawn. Raised border with stone retaining wall. Timber garden shed. Wood store. Open countryside views.

Home Office or Garden Room

10'7 x 20'2 (3.23m x 6.15m)
uPVC double glazed windows. Light and electric. Wash basin. Double glazed sliding patio doors to Rear Garden.

Additional Information

Tenure: Freehold

Services: T.B.C.

Council Tax Band: E - West Lindsey

EPC Rating: F

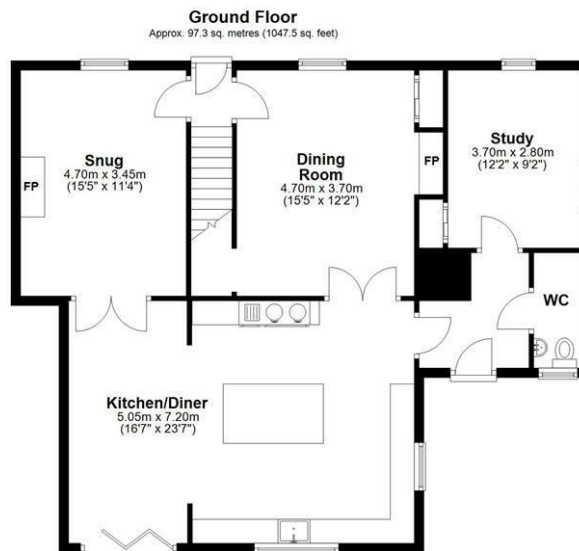






Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E		
(21-38) F	33	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



Total area: approx. 184.0 sq. metres (1980.3 sq. feet)
Robin Mapleston (info@epcforproperty.net) / Plan is for illustration and marketing purposes only
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Perkins George Mawer & Co
Corn Exchange Chambers
Queen Street
Market Rasen
Lincolnshire
LN8 3EH

01673 843011
info@perkinsgeorgemawer.co.uk
www.perkinsgeorgemawer.co.uk

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.