



# 1, Ash Farm Cottage

North Willingham | Market Rasen | LN8 3RJ

£900 PCM



**Perkins George Mawer & Co.**

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

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WOW! ITS A RURAL LIFE! An absolutely spectacular 2 bedroom corner cottage encompassed by the rolling hills of North Willingham. This lovingly restored property not only offers you a home, but a lifestyle.

Beautifully situated at the end of the farm, tucked away in the corner you benefit from your own undisturbed scenery and privacy. The cottage sits on a sloped garden which has its own natural pond, fruit trees and mature borders which have been well maintained.

Path leading up to the cottage you are greeted with a conservatory overlooking the stunning views. Further to the inside are freshly plastered smooth walls encasing the brick work and beams, deep recessed windows with wooden shutters, tasteful floor coverings and rustic wooden doors throughout. The decor has been neutrally decorated throughout giving it a touch of class.

To the ground floor the accommodation offers you a large living room with feature log burner, large newly fitted, modern kitchen diner with a further feature fire place, good size utility area, Cloakroom and some additional storage.

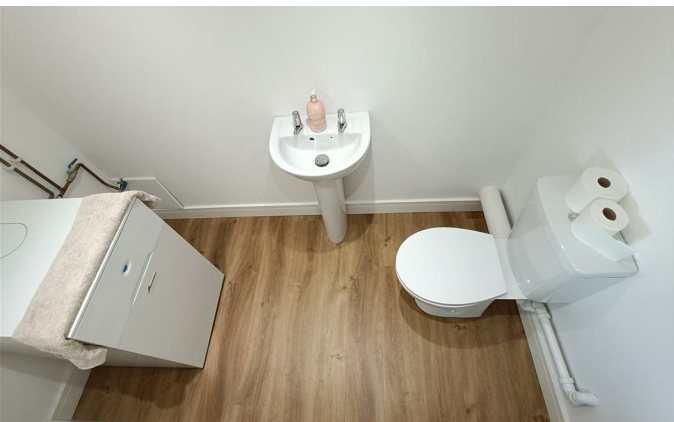
To the first floor are larger than average family bathroom with frees standing shower, two large double bedrooms with built in storage.

(Please note the property is not furnished).

Ash Farm cottage is located on the grounds of Ash Farm Barns in North Willingham. North Willingham is a village and civil parish in the West Lindsey district of Lincolnshire, England. It is situated 3.5 miles (6 km) east from the town of Market Rasen on the A631 road between Market Rasen and Louth.











### 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>		<b>73</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>49</b>	
(21-38) <b>F</b>		
(1-20) <b>G</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.