



# Bentley House, Bentley Lane

Grasby | Barnetby | DN38 6AW

Guide Price £700,000



Perkins George Mawer & Co.

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

# Bentley House

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Barnetby | Lincolnshire | DN38 6AW

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PGM&CO are pleased to offer a unique opportunity to purchase this spacious detached 4 bedroom house in the village of Grasby. The property also offers a range of outbuildings including barn and workshop, plus two residential cottages presenting a wonderful opportunity for both family living and investment potential.

- 4-Bedroom Spacious Home
- Large Gardens and Grounds
- Range of Outbuildings and Workshop
- 2 x Residential Cottages

## Location

Grasby is a small rural village and civil parish in the West Lindsey district of Lincolnshire, on the edge of the Lincolnshire Wolds, an Area of Outstanding Natural Beauty. It is a quiet community with a traditional English village character. Local features include All Saints' Church, a primary school, and a village hall.





The village is well located near several towns. It lies about 3 miles (5 km) north-west of Caistor, which provides basic amenities, and around 5 miles (8 km) west of Brigg, offering a wider range of shops and services. The larger town of Grimsby is approximately 12 miles (19 km) to the east, providing more extensive facilities and transport links. Market Rasen is also nearby, about 10 miles to the south.

### Description

Nestled on Bentley Lane in the charming village of Grasby, this impressive detached house has 1,632 sqft of accommodation, with practical kitchen, two spacious reception rooms, four well-proportioned bedrooms, plus office and utility.

In addition to the main house, the grounds include a two storey barn, a workshop, providing excellent storage solutions or the potential for creative projects. As well as two residential cottages offering possibilities for rental income.

The property offers further development potential, allowing the new owner to explore various options to enhance its value or adapt it to their specific needs.

### Accommodation

#### First Floor

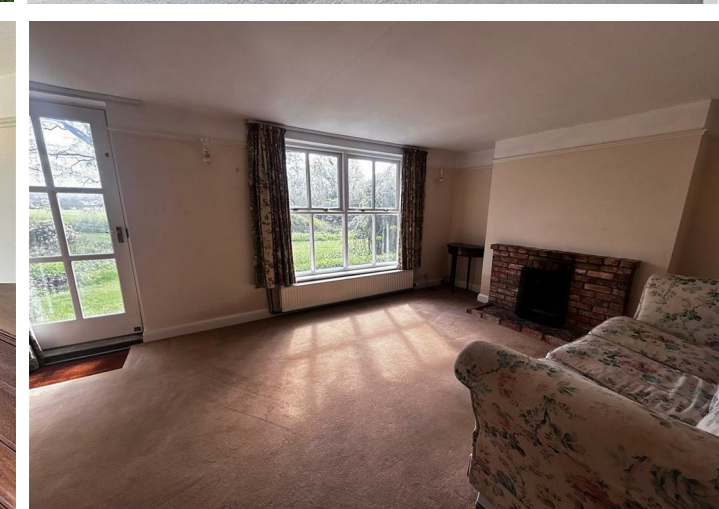
##### Kitchen

20'6" x 15'3" (6.26 x 4.65)

With fitted stainless steel units, part stainless worktops, tiled splashback, gas hob and separate oven. Tiled floors, Velux skylights. Door onto useful pantry with shelving.



<p><b>Office</b> 14'1" x 8'0" (4.30 x 2.45) Wooden floor and window on to rear gardens.</p>	<p><b>Bedroom 4</b> 6'10" x 11'9" (2.10 x 3.60) Window overlooking front gardens and fitted wardrobe.</p>	<p>Planning Permission for change of use, to alter and extend existing agricultural building to form 4 holiday flats. More information available from the local authority (ref: W39/432/93).</p>
<p><b>Dining Room</b> 19'2" x 13'1" (5.85 x 4.00) Part wood, part carpeted floor. Windows on to rear garden. Electric lift.</p>	<p><b>Services</b> Mains water, electricity and gas connected. Gas fired central heating, with underfloor in the kitchen. Main drainage. Hardwood double glazed windows throughout.</p>	<p><b>Workshop</b> 11'9" x 32'1" (3.60 x 9.80) Electricity connected, separate WC. Traditional brick and tile construction and uPVC windows.</p>
<p><b>Living Room</b> 11'11" x 17'2" (3.65 x 5.25) Open fireplace with brick surround. Doors on to rear gardens.</p>	<p><b>Outside</b> Hardstanding driveway off Bentley Lane, with trees and shrubbery to the front, Rear gardens laid to lawns with wild flowers and trees. NB Some of the trees are subject to Tree Preservation Orders - buyers should make their own enquiries in this regard.</p>	<p><b>Cottages</b> <b>Boar Pen Cottage</b> Comprising Living/Kitchen area with fitted units, Family Bathrooms with shower over bath, Bedroom with window on to courtyard.</p>
<p><b>Utility/WC</b> Tiled floor, pedestal sink, door on to front and boiler. With separate WC.</p>	<p>Additional parking and courtyard area featuring barns and cottages.</p>	<p><b>Bull Pen Cottage</b> Offering 2 x Bedrooms, Kitchen/Living Area with fitted units, Bathroom with shower over bath.</p>
<p><b>First Floor</b>  <b>Bedroom 1</b> 6'10" x 11'3" (2.10 x 3.45) Window on to front and fitted wardrobe.</p>	<p><b>Outhouse</b> Utility room/WC with plumbing for washing machine.</p>	<p><b>Services</b> Mains water, electricity and gas all separately metered. uPVC windows throughout.</p>
<p><b>Bedroom 2</b> 11'11" x 11'3" (3.65 x 3.45) Lift, window on to the rear and fitted wardrobe storage.</p>	<p><b>Two Storey Barn</b> 11'9" x 32'9" (3.60 x 10.00) Traditional brick and tile construction. with concrete floor, original doorways and windows. Electricity and water connected and drainage installed.</p>	<p><b>Tenure and Possession</b> The property is offered for sale freehold with vacant possession on completion.</p>
<p><b>Family Bathroom</b> Shower cubicle, W/C, pedestal sink, and airing cupboard with hot water cylinder.</p>	<p>The building has the benefit of conditional</p>	<p>The main dwelling is currently vacant. The cottages are currently occupied under Assured Shorthold Tenancy Agreements.</p>
<p><b>Bedroom 3</b> 11'11" x 11'9" (3.65 x 3.60) Fitted storage and window to rear.</p>		<p><b>Boundaries</b> The Buyer(s) shall be deemed to have full</p>



knowledge of all boundaries and neither the Seller(s) nor the Selling Agent will be responsible for deriving the boundaries or their ownership.

### Rights of Way, Easements & Wayleaves

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 as a whole.

### Viewing

Viewing is strictly by appointment via the Selling Agent.

### Buyer Identity Check

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

### Selling Agent

PGM&CO (Market Rasen)

Ref: Elton Moulds / Molly Williams

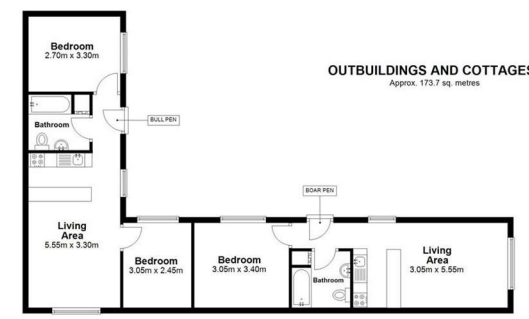
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Total area: approx. 173.7 sq. metres  
 Robin Mapleton (rmb@perkinsgeorgemawer.com) Plan is for illustration and marketing purposes only  
 Plan produced using PlanIt.

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>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>51</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

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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.