



The Cottage, Main Road

Sotby | Market Rasen | Lincolnshire | LN8 5LH

Guide Price £270,000



Perkins George Mawer & Co.

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

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A detached, character 3-bed cottage believed dating back to the early 19th century and occupying a good-sized plot of about 0.56 acres. In need of renovation, the property boasts mature garden grounds with range of domestic outbuildings and far-reaching views of the Lincolnshire Wolds (AONB) to the rear.

- Lincolnshire Wolds
- In need of renovation
- Good sized plot – 0.56 Acre
- Character cottage
- Open countryside views
- Range of domestic outbuildings

Location

Centrally located within the small village of Sotby, a civil parish in East Lindsey, Lincolnshire. It is situated 15 miles north-east of the city of Lincoln and between the market towns of Horncastle, to the south (7.5 miles) and Market Rasen to the north (13 miles).

Sotby is situated in the Lincolnshire Wolds and is at 72m elevation.





Accommodation

Ground Floor

Reception Hall/Entrance
With timber effect panelling.

Living Room
14'1" x 9'2" (4.30 x 2.80)
With open cupboard and single radiator.

Dining Room
14'1" x 12'1" (4.30 x 3.70)
With tiled fireplace (boarded) and pine painted cupboard to side of chimney breast. Radiator (x1) and downstairs cupboard.

Utility
With sink unit, oil boiler and hot water cylinder.

Kitchen 'L' shaped
16'2" x 11'5" (4.95 x 3.50)
With modest range of pine units with laminate work surfaces and stainless-steel sink and drainer with hot and cold water taps. Small built-in cupboard. Part carpeted and part lino floor with radiator (x1).

Rear Entrance
With loft hatch. Lino to floor.

Cloakroom
With W.C and pedestal sink. Lino to floor.





First Floor

With hipped ceilings throughout.

Bedroom 1

14'1" x 12'1" (4.30 x 3.70)

With radiator (x1).

Bedroom 2

5'10" x 15'3" (1.80 x 4.65)

Sloped ceiling.

Bedroom 3

14'1" x 13'5" (4.30 x 4.10)

With radiator (x1).

Bathroom

Bath with electric shower over (Triton T80XR) and shower curtain, airing cupboard with radiator (x1), W.C. and pedestal sink/hand basin with hot and cold taps.

Outside

To the front elevation is a lawned garden area with mainly perimeter boundary hedge and pedestrian gated access onto Main Road. There is a separate gravelled driveway providing vehicular access and parking with covered timber framed carport and adjoining brick and tile outbuilding. To the rear are pleasant lawned gardens with established shrubbery and far reaching views over rolling countryside.

There are several domestic outbuildings providing useful storage.

The site is considered to offer further residential development potential (subject to obtaining relevant planning permissions).

Services

Mains water and electricity are connected. Drainage is to a private system. Oil fired central heating system.

Boundaries

The Buyer(s) shall be deemed to have full knowledge of all boundaries and neither the Seller(s) nor the Selling Agent will be responsible for deriving the boundaries or their ownership.

Plans & Areas

These have been prepared as carefully as possible. They are for identification purposes only and although are believed to be correct their accuracy cannot be guaranteed.

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: Nicholas Sharp

Tel: 01673 843011

Email: nick@perkinsgeorgemawer.co.uk

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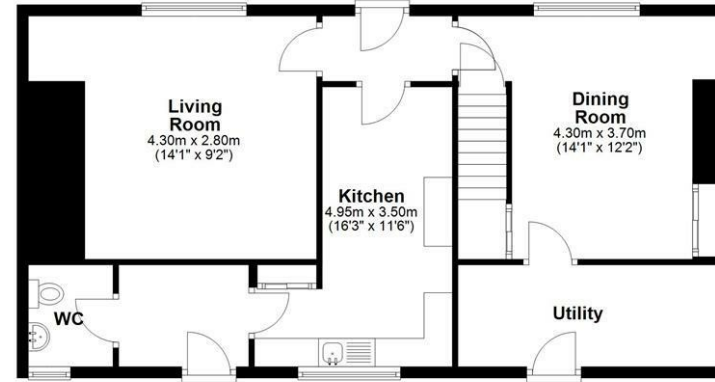


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E		
(21-38) F	35	
(1-20) G		
Not energy efficient - higher running costs		

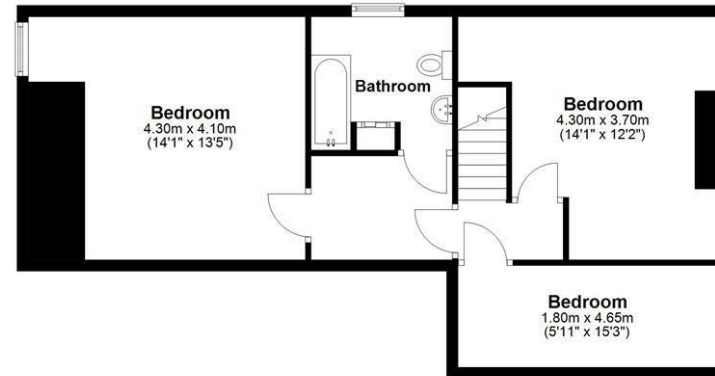
Ground Floor

Approx. 70.7 sq. metres (761.0 sq. feet)



First Floor

Approx. 62.4 sq. metres (671.2 sq. feet)



Total area: approx. 133.1 sq. metres (1432.3 sq. feet)

Robin Mapleston (info@epcforproperty.net) / Plan is for illustration and marketing purposes only
Plan produced using PlanUp.

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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.