



# Meadow Farm House ,

| Bleasby Moor, Market Rasen | LN8 3QL

£700,000



Perkins George Mawer & Co.

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

# Meadow Farm House

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Beautiful Cottage, Blissfully Quiet with Bountiful Views. This Cherished and Pristinely Presented Home is located in a Wonderful Spot with No Close Neighbours. It completely fulfils the 'Rural Dream'. Situated in the Hamlet of Bleasby Moor you are nestled amongst Lincolnshire Farmland with Stunning Views to all aspects. It is 'True Rural Living' with an Abundance of Wildlife on your own doorstep. This home really has the Best of Everything, for example, you are in an Idyllic Location, yet only around four miles from Market Rasen, which caters for all your Every-Day Essentials with a Tesco Supermarket, Co-Op Food Store, Post Office, Doctors, Dentists, Leisure Centre, De Aston Secondary School and its own Railway Station for anyone needing to travel further afield.

This is Truly a Gorgeous, yet Functional Cottage. It has been Lovingly Renovated to a Very High Standard and would work Beautifully as a Home for Couples or Families alike but can cater for anyone looking to move in family, as a Multi Generational Property with an adjoining Annexe or Additional Living Space.

It is Warmed by Oil fired central heating, retained by uPVC double glazing and a log burner for Cosy Nights In. The Versatile and Immaculately Presented Accommodation Comprises: Main Entrance Porch, Hall, Living Room, Separate Dining Room, Study with Fitted Furniture, additional Reception Room, Utility Room opening to Rear Boot Room/Laundry Room, Contemporary Styled Kitchen/Breakfast/Family Room, Three First Floor Bedrooms, Main Bedroom with En-Suite Shower Room and Dressing Room plus Large Family Bathroom with floor standing tub and separate shower. In addition there is the linked Annexe or Additional Main Accommodation which has a Sitting Room with its own entrance, Two Further Bedrooms and a Shower Room.

Outside is Truly a Delight too with Triple Garage/Car-Port (Potential Stable), Double Garage, Workshop, Potting Shed, Greenhouses and Manicured and Well Tended Wrap Around Gardens.

- 'Breathtakingly Beautiful' Cottage
- Attached Annexe Accommodation
- Versatile Living Space
- Five Bedrooms & Three Bathrooms
- Triple plus Double Garage
- Rural Position & Stunning Views
- Garden & Plot of Over 0.56 Acres
- Four Reception Rooms
- Manicured Wrap Around Gardens
- Car Port and Workshop

## Left Hand Entrance Porch

Approached via composite entrance door with double glazed inserts Wall mounted electric heater. Half panelled stripped wood inner door to:-





### Reception Hall

Stairs to First Floor with recess under. Wood doors to Living Room, Dining Room and Study.

### Living Room

24'6 x 13'11 (7.47m x 4.24m)

Log burner with brick chimney breast, quarry tiled hearth. Window to front, two windows to side and window to rear. Coving. Two radiators.

### Study

8'7 x 13'1 (2.62m x 3.99m)

Comprehensive range of Grey wood grain effect cupboards, drawers, desk, display shelving and double opening glazed display cabinet. Double radiator. Window to rear. Door to Dining Room.

### Dining Room

15'1 x 12'11 (4.60m x 3.94m)

Window to front. Two radiators. Coving. Doors to Study, Main Reception Hall and Reception Room.

### Right Hand Entrance Porch

Approached via composite entrance door with double glazed insert. Half stripped wood door with two glazed inserts to:-

### Reception Room

11'1 x 9'5 (3.38m x 2.87m)

Window to front. Polished quarry tiled floor. Radiator. Beam. Latched door to storage cupboard. Wood Doors to Utility Room, Kitchen/Breakfast/Family Room and Dining Room.

### Re-Fitted Utility Room

9'7 x 8'8 (2.92m x 2.64m)

White wall and base units with copper colour handles. Oak work-surfaces with inset white enamel sink top Two wine racks. Radiator. Built-in electric oven and hob. Polished quarry tiled floor. Window to rear. Doorway to:-

### Rear Boot Room/Laundry Room

8'8 x 6'0 (2.64m x 1.83m)

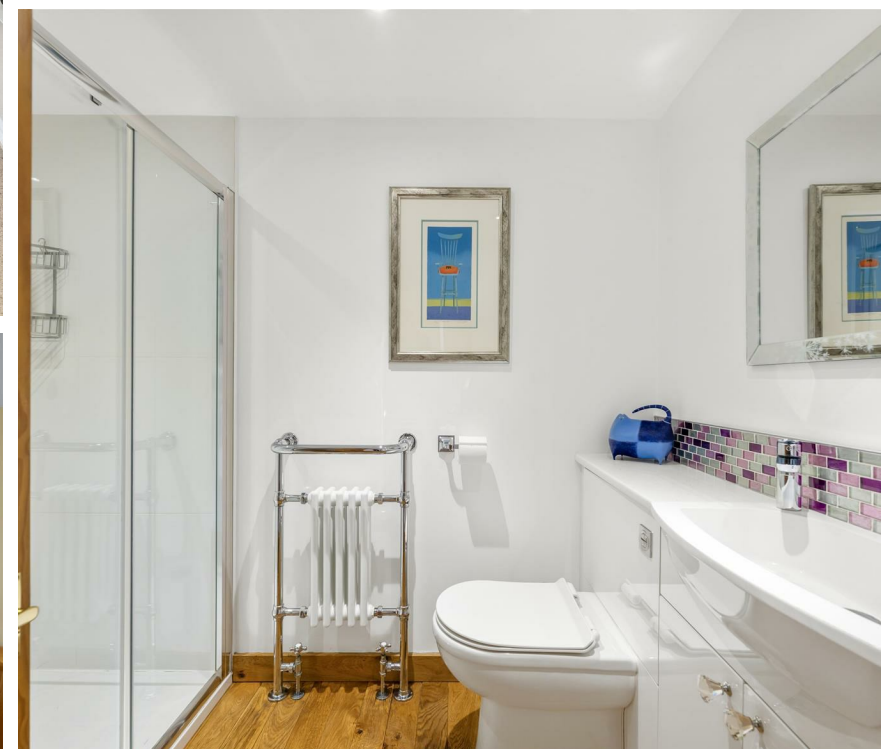
Matching storage cupboards, oak work-surface and fitted shelving. Space for washing machine and tumble dryer. Polished quarry tiled floor. Half uPVC double glazed door to rear garden. Radiator.

### Kitchen/Breakfast/Family Room

18'11 x 19'7 (5.77m x 5.97m)

Vaulted ceiling with beams. Contemporary 'Candy Floss Pink' colour base units with copper style handles, one base units of drawers. Built-in dishwasher and built-in wine fridge. Oak work-surfaces with inset twin bowl, white enamel sink top with half drainer. Space for range cooker with 'Candy Floss Pink' colour, hand fired earth effect 'metro' tiled splashbacks. Travertine tiled floor and under floor heating. Two windows to front and window to the side. Double opening uPVC double glazed doors and matching side screens to rear garden. Stripped wood door to:-







### Annexe Sitting Room/Fourth Reception Room

18'7 x 16'11 (5.66m x 5.16m)

Approached from the Kitchen/Breakfast/Family Room and also via its own entrance accessed through composite entrance door from the front. Two windows to front. uPVC double glazed, double doors to Rear Garden with matching side screens. Fitted shelving. Two radiators. Doorway to Inner Hall with wooden doors off.

### Annexe/Ground Floor Bedroom Four

12'6 x 10'8 (3.81m x 3.25m)

Window to rear. Double radiator.

### Annexe/Ground Floor Bedroom Five

16'2 x 8'3 (4.93m x 2.51m)

Double radiator. Windows to side and rear.

### Annexe Shower Room

Double walk-in shower. W.C. with concealed cistern. Wash hand basin in white high-gloss finish vanity unit with double cupboard and white quartz style surface. Glass mosaic effect tiled splashbacks and white tiling to shower enclosure. Oak floor. Linen cupboard. Victorian style radiator.

### Main First Floor Landing

Window to rear. Doors off. Radiator.



### Bedroom One

15'1 x 13'0 (4.60m x 3.96m)

Three double and one single wardrobe, two matching drawer units. Cast iron fireplace. Radiator. Window to front. Stripped wood door to:-

### En-Suite Shower Room

9'7 x 8'5 (2.92m x 2.57m)

Double 'rain' shower with white quartz style 'Mermaid' boarding. Low Level W.C. Wash basin in vanity unit finished in white high-gloss with two double and four single storage cupboards and eight drawers. Glass mosaic effect tiled splashbacks. Window to rear. Victorian style radiator/heated towel rail. Wood door to:-

### Dressing Room

9'6 x 6'2 (2.90m x 1.88m)

Fitted shelving and hanging rails. Window to front. Radiator.

### Bedroom Two

11'7 x 8'3 (3.53m x 2.51m)

Window to front. Double radiator. Access to loft space. Stripped wood door to built-in wardrobe.

### Bedroom Three

14'9 x 8'3 (4.50m x 2.51m)

Currently fitted out as a second dressing room. Three double wardrobes and a kneehole dressing table with drawers. Double radiator. Windows to side and front.



## Bathroom

8'6 x 13'0 (2.59m x 3.96m)

Free standing bath tub with mixer tap/shower attachment. Double walk-in shower with white quartz style 'Mermaid' boarding. Low Level W.C. Wash hand basin in white high-gloss vanity unit with three double storage cupboards and white quartz style surface and glass mosaic effect tiled splashbacks and feature wall. Windows to the the side and rear. Victorian style radiator.

## Outside

Approached through double opening five bar gates.

## Timber Triple Garage

19'5 x 25'10 (5.92m x 7.87m)

Three pairs of double timbers doors. Light and electric.

## Attached Timber Car Port

19'8 x 7'7 (5.99m x 2.31m)

Light.

## Workshop

19'9 x 11'9 (6.02m x 3.58m)

Light and electric. Windows to front, side and rear. Two pairs of double opening timber doors.

## Plot and Wrap Around Garden

Totalling around 0.56 acre. These stunning and beautifully manicured gardens are the pride and joy of the current owner, a haven of peace and tranquillity with open views. There are tended lawns. Front pergola with Wisteria. Extensive rear patio with Pergola having Sun Shade. Additional Pergola with honeysuckle and climbing rose. Well stocked flower beds and borders. Shed. Wendy house. Two Greenhouses, one with electric. Potting shed with light and power. Log Store with power. Three cold water taps. Three outdoor socket points. Vegetable Garden with raised beds.

## Additional Information

Tenure: Freehold

Council Tax Band: F - West Lindsey

EPC Rating: E

Services: Mains Electric and Water. Septic Tank. Oil fired central heating.

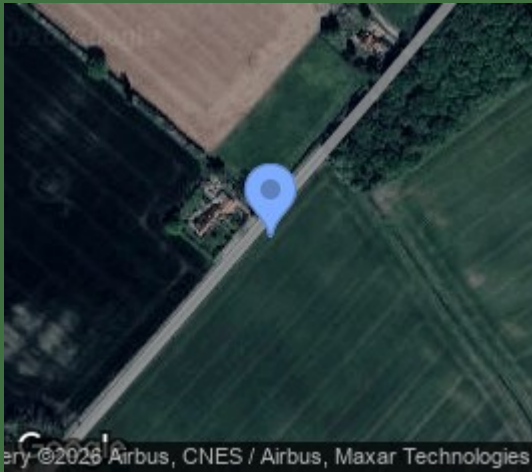
Agents Note: We understand that both stabling and paddocks would potentially be available to rent locally but this is down to any potential buyers to investigate for themselves.

What3Words: vintages.brimmed.newspaper

Directions: Follow Google Maps to Bleasby Moor, upon entering the village the road bends to the right, then straight on to the left hand bend, then keep going (do not follow Google at this point, it will take you the wrong way down a track), keep going on the cottage is on the left hand side.



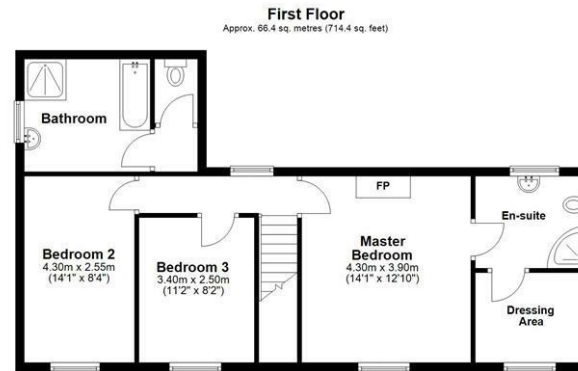
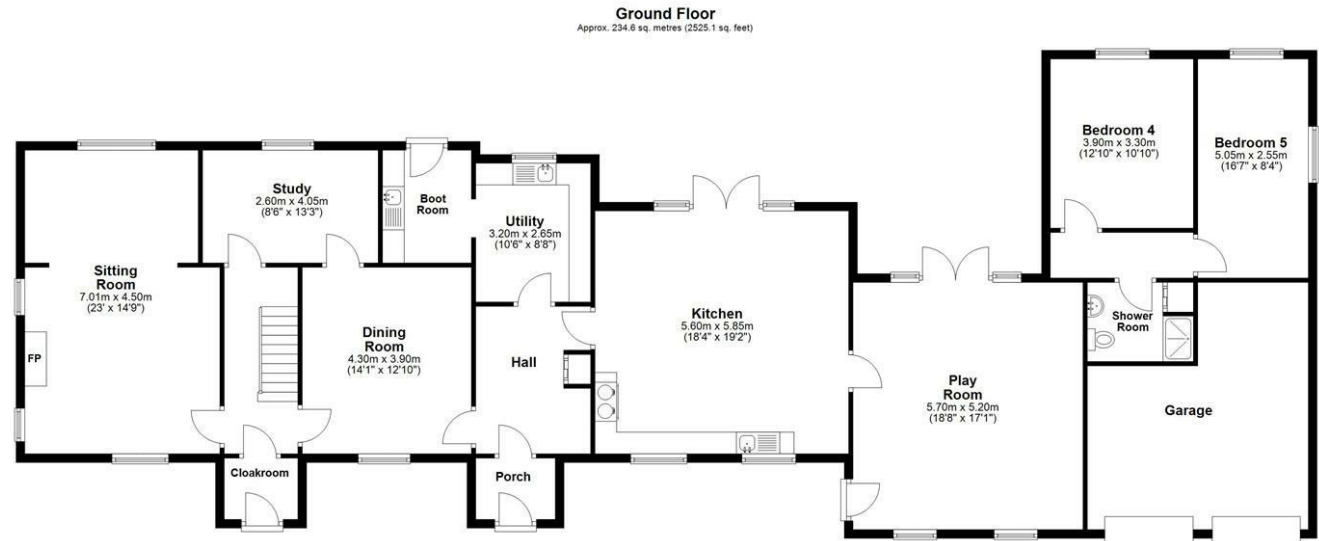




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### Energy Efficiency Rating

	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>43</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	



Total area: approx. 301.0 sq. metres (3239.5 sq. feet)

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