



# Wheelwrights Cottage , Front Street

| Normanby by Spital, Market Rasen | LN8 2ED

£500,000



Perkins George Mawer & Co.

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

# Wheelwrights Cottage

Front Street |

Normanby by Spital, Market Rasen

| LN8 2ED

Spacious and Historic Village Home which dates back to 1774 and was originally Three Cottages but over the Decades turned into Two Cottage and now the One Magnificent Detached Cottage you see today. Over the years it has been the Wheelwright's Cottage and is believed to have been owned by a local vet with its own stabling at one point, however it has been Loved by the current family for over 90 years. Normanby by Spital is a fantastic village surrounded by beautiful Lincolnshire Countryside, a Wonderful Village to bring up a family with good Primary School, Village Store and Post Office and the popular Bottle and Glass Pub which serves good pub fayre. It lies roughly ten miles from Lincoln City Centre with its Vibrant Nightlife, Cafe and Restaurant Culture plus shopping and has excellent road links via the A15 further afield. Anyone needing 'every day' amenities can nip into Market Rasen, around seven and a half miles distance and has a modern Leisure Centre, Tesco and Aldi Supermarkets and its own Railway Station.

This Characterful, Cherished and Charming Home comes with a Detached Barn, this could be used as a Workshop, Annexe, Airbnb or as the current owners have found, for Family Get-togethers over Christmas with a Log Burner, making it the perfect, cosy hideaway.

The main house has two staircases, so it works perfectly as one large and spacious home, alternatively it can and has also worked as a Multi Generational Home with everyone enjoying their own space. There are Character Features including Beams, Wall Timbers, Wood Floors and an Open Fireplace with more modern essentials such as LPG Gas Radiator Heating and the warmth is retained by uPVC Double Glazing. The Generous Accommodation Comprises; Living Room, Separate Dining Room, Snug, Kitchen/Breakfast Room, Cloakroom plus Ground Floor Shower Room, Five Bedrooms and Family Bathroom. The Gardens and Plot exceed 0.5 Acre, providing outdoor space for children or pets alike.

- Wonderful Lincolnshire Village
- Loved Historic Home Dating to 1774
- Could Work as an Annexe or Airbnb
- Cherished Family Home of 90 Years
- Three Receptions & Five Bedrooms
- Originally Built as Three Cottages
- Detached Barn in Grounds
- Multi Generational Living Possibilities
- Abundant Charm & Character Features
- Over 0.5 Acre Plot & Garden

## Main Reception Hall

Approached through half panelled entrance door with sealed unit double glazed inserts. Wood floor. Oak stairs to First Floor with matching banister, turned spindles. and cupboard under. Radiator. Wood doors off.





### Spacious Living Room

19'2 x 13'1 minimum (5.84m x 3.99m minimum)  
Wood floor. Two traditional style radiators. Two windows to the rear and window to side. uPVC double glazed casement doors to Garden. Wood door to:-

### Inner Lobby

Wooden inner door to:-

### Cloakroom/Boiler Room

White traditional style suite of Low Level W.C. Pedestal wash basin. Mosaic effect tiling to water sensitive areas. Hot water tank. LPG gas boiler. Tiled floor.

### Separate Dining Room

13'8 x 13'2 minimum (4.17m x 4.01m minimum)  
Two windows to the side. Wood floor. Exposed stonework and wall timbers. Traditional style radiator. Wood door to:-

### Cosy, Yet Good Sized Snug

12'7 x 13'6 (3.84m x 4.11m)  
Open fire in exposed brick chimney breast. Ceiling and wall timbers. Wood floor. Window to front. Wood door to:-

### Second Reception Hall

Wooden door to garden with sealed unit double glazed insert. Wood floor. Radiator. Stairs to First Floor Wood doors to Shower Room and Kitchen/Breakfast Room.

### Ground Floor Shower Room

Step-in shower. Low Level W.C. Pedestal wash basin. Window to front. Tiled to full height and tiled floor. Radiator.

### Kitchen/Breakfast Room

10'1 x 13'0 (3.07m x 3.96m)  
Wood panel fronted wall and base unit. Roll top work-surfaces with inset one and a half bowl, single drainer sink top. Tiled splashbacks and floor. Windows to front and rear. Double radiator.

### Main Landing

Window to side. Wood doors off to Bedrooms One, Two and Bathroom.







### Bedroom One

16'10 x 13'8 (5.13m x 4.17m)

Attractive, part vaulted ceiling with partially restricted headroom. Two windows to the side and two windows to the rear. Traditional style radiator.

### Main Family Bathroom

Claw-foot bath. Step-in shower cubicle. Pedestal wash basin. Low Level W.C. Mosaic effect tiling to water sensitive areas and tiled floor. Double radiator. Window to side.

### Bedroom Two

14'8 x 14'1 (4.47m x 4.29m)

Attractive, part vaulted ceiling with partially restricted headroom. Window to side. Access to loft. Traditional style radiator. Wood door to Bedroom Three.

### Second Landing

Wooden doors to Bedrooms Three, Four and Five. Double radiator.

### Bedroom Three

11'3 x 14'1 (3.43m x 4.29m)

Window to rear. Attractive, part vaulted ceiling with partially restricted headroom. Double radiator.

### Bedroom Four

13'9 x 9'6 minimum (4.19m x 2.90m minimum)

Attractive, part vaulted ceiling with partially restricted headroom. Window to rear. Double radiator.

### Bedroom Five/Study

9'11 x 6'5 (3.02m x 1.96m)

Built-in cupboard/wardrobe. Window to rear. Double Radiator.

### Outside

#### Block Paved Parking & Driveway

Parking for around eight cars or vehicles.



### Detached Barn/Potential Annexe/Airbnb

Barn Room One: 28'3 x 15'11 - Approached via double barn doors. Log burner. Windows to front and side. Beams.  
Temporary divide between Room One and Room Two.

Barn Room Two: 23'1 x 16'6 - Three windows to the side. Door to Rear Garden.

This space could easily be converted into a Detached Annexe, an Airbnb or Fantastic Home Office Space. Barn Room One has been used previously for a Large Family Christmas Get-Together.

### Large Gardens and Plot of Over 0.5 Acre

Expanse of lawn. Mature trees and hedgerows.

Brick Tool Store: 6'3 x 9'3  
Brick Mower Store: 7'6 x 13'2  
Brick Coal Store: 6'10 x 6'5  
Brick Utility Store: 6'7 x 10'1

### Additional Information

Tenure: Freehold

Services: Mains Electric, Water and Drainage. LPG Gas Heating.

Council Tax Band: B - West Lindsey

EPC Rating: E

Agents Note 1: There is scope to Develop the grounds to this property with space for Three Detached Bungalows. Subject to submitting a new Outline Plan to West Lindsey District Council and by their Agreement.

Agents Note 2: The main photo is the rear of the cottage







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Robin Magrison (info@perkinsgeorgemawer.co.uk) Plan is for illustration and marketing purposes only  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			62
(39-54) <b>E</b>		39	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<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.