



Holly House, Owmbly Cliff Road

Owmbly-By-Spital | Market Rasen | LN8 2HL

Guide Price £550,000



Perkins George Mawer & Co.

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

Holly House

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PGM&CO are pleased to offer this exquisite, detached house on Owmbly Cliff Road. Set in 0.40 Acre, spanning an impressive 2,405 sqft across three storeys, with five bedrooms including two en-suites. This property is ideal for families seeking a serene lifestyle while still enjoying ample room for entertaining and relaxation.

This remarkable home offers the perfect balance of rural charm and modern amenities. With its spacious layout and beautiful surroundings, it is an opportunity not to be missed.

- 5-Bedroom Detached House
- Well Presented Family Home
- Stunning Kitchen Diner
- Three Storeys
- 0.40 Acre Plot
- Rural Village Location

Location

Owmbly-by-Spital is an attractive rural village in Lincolnshire, situated approximately 11 miles north of Lincoln and 8 miles west of Market Rasen. Surrounded by open countryside, it offers a peaceful village setting while remaining conveniently placed for access to a range of amenities and services in the surrounding towns.





The surrounding countryside provides excellent opportunities for walking, cycling and outdoor recreation, Good road connections via the A15 provide convenient access to Lincoln, the Humber region and beyond.

Description

Nestled in the charming rural village of Owmbly-By-Spital, this detached home offers a perfect blend of space, comfort, and modern living.

There are two spacious reception rooms that provide a warm and inviting atmosphere. The high finish kitchen diner is a standout feature offering a well-appointed space with modern appliances.

The property comprises five generously sized bedrooms, three well-equipped bathrooms including a master ensuite and a 'jack and jill' ensuite.

Set within extensive private grounds, this home offers a tranquil retreat with a private driveway ample parking and easy access to the property.

Accommodation

The accommodation briefly comprises: -

First Floor

Hallway

Entrance porch opening on to spacious hallway with storage (x2) cupboards.

Kitchen Diner

22'6" x 16'5" (6.88 x 5.01)

Dual aspect open plan kitchen diner, with fitted wall and base units and slimline worktops. Integral appliances with NEFF hob and extractor in kitchen island. Belfast sink with tiled splash back. Glass door on to utility room.





Utility Room

7'11" x 4'11" (2.43 x 1.51)

Fitted wall units, with worktop and plumbing for washing machine. Door on to rear garden and separate storage cupboard.

Office

12'0" x 10'0" (3.66 x 3.05)

Window on to front garden.

Sitting Room

19'11" x 12'0" (6.09 x 3.67)

Dual aspect with views over front gardens, Feature fireplace with 'AARROW' multi fuel burner, tiled hearth and wooden beam mantle.

Cloakroom

With W/C, and sink unit.

Conservatory

11'9" x 11'1" (3.60 x 3.40)

Dwarf brick walls, uPVC windows and roof, and French doors on the patio/seating area.

First Floor

Master Bedroom

14'11" x 12'0" (4.57 x 3.67)

Dual aspect overlooking ground to front and west. Building in wardrobe space and separate ensuite.

Ensuite

Complete with shower cubicle, w/c and separate sink unit.

Bedroom 2

12'0" x 9'7" (3.68 x 2.94)

Window overlooking front garden.

Bedroom 3

14'0" x 12'0" (4.27 x 3.68)

Window to front. Door on to 'jack and jill' ensuite.



J & J Ensuite

7'11" x 5'3" (2.42 x 1.61)

W/c, separate sink unit and shower cubicle.

Bedroom 4

14'2" x 8'0" (4.32 x 2.44)

Door on to ensuite and window over rear garden.

Second Floor

Bedroom 5

3.71 x 3.26

Sloping roof and Velux window.

Family Bathroom

17'5" x 16'4" (5.31 x 5.00)

Velux window, luxury freestanding bath with tap and shower head, sink unit and w/c.

Outside

On a plot extending to 0.40 Acre in all, the south facing gardens are predominantly laid to lawns.

Mature hedgerows and fences form the boundaries with feature stone wall to front (south) boundary.

Tiered area to rear, planted with shrubbery and offering a secluded seating area.

Vehicular access to the east via Right of Way (granted in favour of the Vendor) directly of the highway, opening out on to owned gravel driveway and parking area.

Services

The property has an oil fired central heating system, as well a multi fuel burner. Mains water and electricity are connected.

There is also a mains drainage connection. uPVC windows and doors throughout.

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,

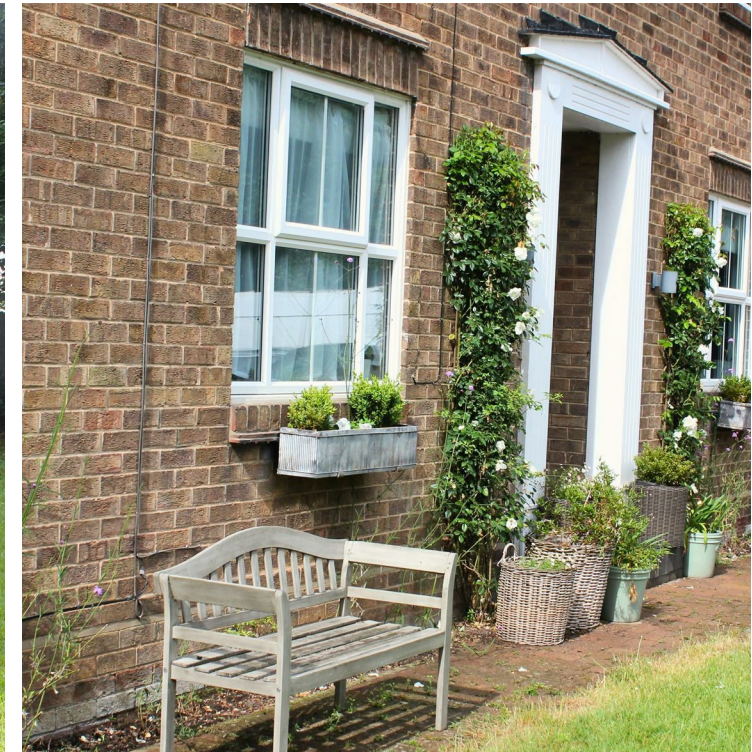
easements and wayleaves whether referred to or not in these particulars.

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.

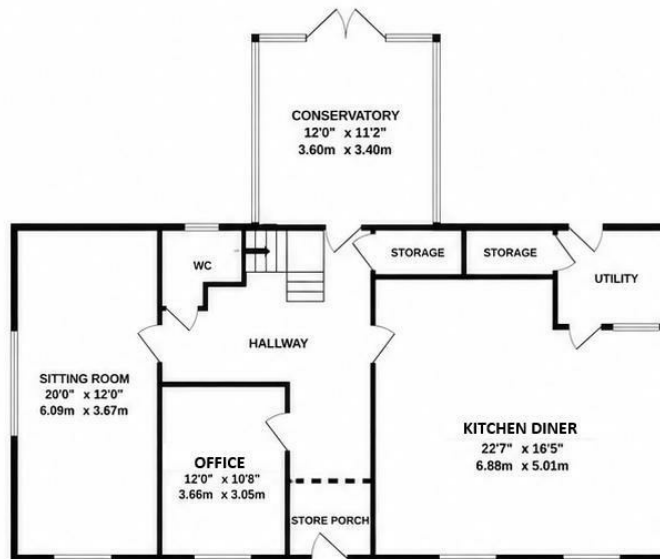




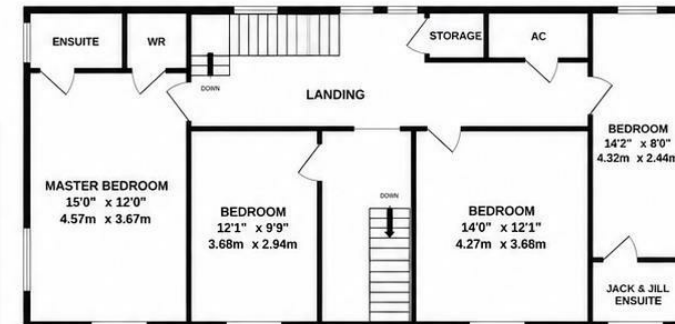


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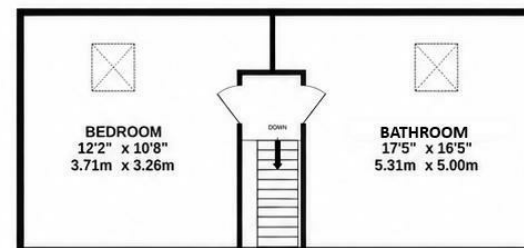
GROUND FLOOR
1422 sq.ft. (132.1 sq.m.) approx.



1ST FLOOR
1238 sq.ft. (115.0 sq.m.) approx.



2ND FLOOR
589 sq.ft. (54.7 sq.m.) approx.



TOTAL FLOOR AREA : 2405sq.ft. (223.4 sq.m.) approx.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	50	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Perkins George Mawer & Co
Corn Exchange Chambers
Queen Street
Market Rasen
Lincolnshire
LN8 3EH

01673 843011
info@perkinsgeorgemawer.co.uk
www.perkinsgeorgemawer.co.uk

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.