



**NO.1 & NO.2, RISBY MANOR COTTAGES,
CATSKIN LANE, WALESBY, MARKET RASEN, LN8 3FZ**

5.46 Acres (2.20 Hectares)

For Sale by Private Treaty – Guide Price £650,000



PGM&CO.
Perkins George Mawer & Co.

NO.1 & NO. 2 RISBY MANOR COTTAGES, CATSKIN LANE , WALESBY, MARKET RASEN, LN8 3FZ.

A pair of semi-detached cottages situated in an elevated position with substantial garden grounds, outbuilding, paddock and exceptional views over open countryside.

- Pair semi-detached cottages.
- Tarmac driveway approach included (Subject to third-party right of way).
- Outstanding views towards Lincoln Cathedral.
- Large garden grounds.
- Grass paddock (2.59 Acres).
- Presently (x2) separate dwellings but could be amalgamated (STP).
- Brick and pantile outbuilding.
- Good access onto the footpath network.
- For Sale as a whole but could be separately occupied.
- Guide Price £650,000.

For Sale by Private Treaty





Introduction

No.1 and No.2 Risby Manor Cottages comprise a pair of 3-bed dwellings lying in an elevated position (121M ODN) in the Lincolnshire Wolds AONB with far reaching views over open countryside and set in 5.46 Acres or thereabouts.

The property is approached via a long tarmac driveway shared with the neighbouring property to the north-west. There is a brick and tile outbuilding included in the sale providing potential for storage or alternative uses (STP) as well as good-sized, terraced garden grounds to the front and rear of the property.

There is a small grass paddock (2.59 Acres) situated adjacent to the highway approach (Catskin Lane) which has been grazed by cattle in recent years.

Most recently let out as two separate residential units, the property could equally be converted to a single residence, subject to obtaining the appropriate planning consent.

Location

Situated between the popular 'Wolds' villages of Walesby (1 mile) and Tealby (1 mile) and accessed via Catskin Lane. Market Rasen lies (4-miles) to the south-west.

what3words: [///headboard.marker.doll](https://www.what3words.com/?q=///headboard.marker.doll).

Distances

Humber Bridge: 26 miles.

Humberside Airport: 14 miles.

Market Rasen Train Station: 4 miles.

There are a range of nearby amenities to include schooling, leisure facilities, restaurants and independent shops. Proximity to the A46 and B1225 provides convenient road connections to Lincolnshire and beyond. Lincoln (21 miles).

Description

Two characterful dwellings perched superbly on the western edge of the Lincolnshire Wolds. Constructed of standard brick and tile materials the properties are believed to have been constructed in the 20th century. They retain some original features having been updated at several stages over recent years to include replacement Upvc double-glazing and briefly comprise the following:-

No.1 Cottage

Ground Floor: Entrance hallway; Cloakroom; Office; Kitchen; Utility; Lounge; Dining room.

First Floor: Bedrooms (x3); Bathroom.

In all the accommodation extends to 119 sq.m (1,281 sq.ft) or thereabouts.

No.2 Cottage

Ground Floor: Entrance porch including cloakroom; Kitchen; Hallway; Utility; Lounge; Dining room.

First Floor: Bedrooms (x3); Bathroom.

Overall it is about 111 sq.m (1,195 sq.ft).

Outside

Outside there are terraced, mainly lawned gardens to the rear with complimentary mature trees and shrubbery to borders. There is a large tarmac car parking/turning area to the front together with extensive, sloping, grassed amenity area, again surrounded by trees and hedgerows.

Lying to the north-west is a brick and pantile outbuilding whilst requiring remedial improvements offers potential for various uses.

In addition, there is a small grass paddock (2.59 Acres) situated on the north side of the approach to the dwelling providing the opportunity to graze livestock and offering additional flexibility and amenity.





General Remarks & Stipulations

Services

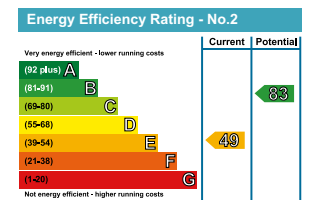
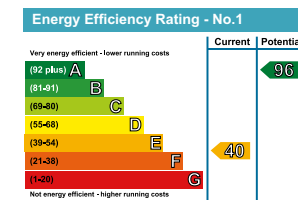
Mains water and electricity are connected. Drainage is to a shared private system. Heating is provided by separate oil-fired systems.

Council Tax

No.1 – Band A.
No.2 – Band A.

EPC

No.1 – EPC Rating: E (40).
No.2 – EPC Rating: E (49).



Method of Sale

The property is offered for sale as a whole by Private Treaty.



Tenure & Possession

Freehold. Vacant possession will be granted on completion.

Rights of Way, Easements & Wayleaves

The property 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.

The neighbouring residential occupier benefits from a right of way over the access driveway, subject to a maintenance clause.

A public footpath intersects the driveway and adjoins the south-west boundary of the garden and a further path crosses the driveway near to Catskin Lane.

A public bridleway traverses the tarmac driveway and links Catskin Lane to Caistor Lane.

VAT

It is understood that none of the land or property is subject to VAT.

Outgoings

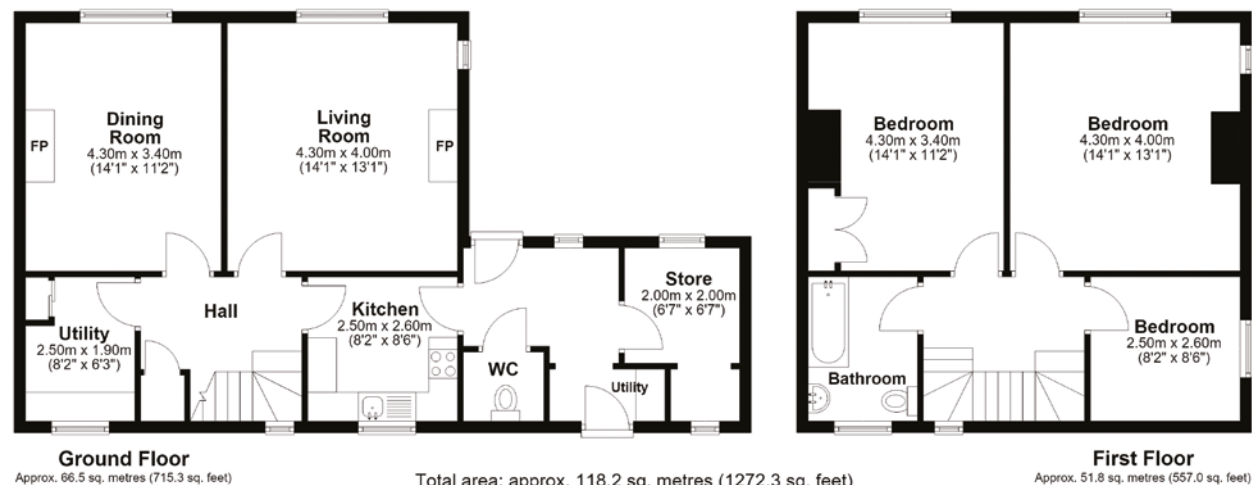
Council Tax is payable to West Lindsey District Council in the amount of £1,523.35 for each property.

Boundaries

The purchaser shall be deemed to have full knowledge of the boundaries and neither the Seller nor the selling Agent will be responsible for defining 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.

NO.1**Fixtures & Fittings**

All fixtures and fittings are excluded from the sale, unless mentioned in these particulars of sale.

Buyer Identity Check

Purchasers will be required to provide the necessary identification for the purposes of the Anti-Money Laundering Regulations.

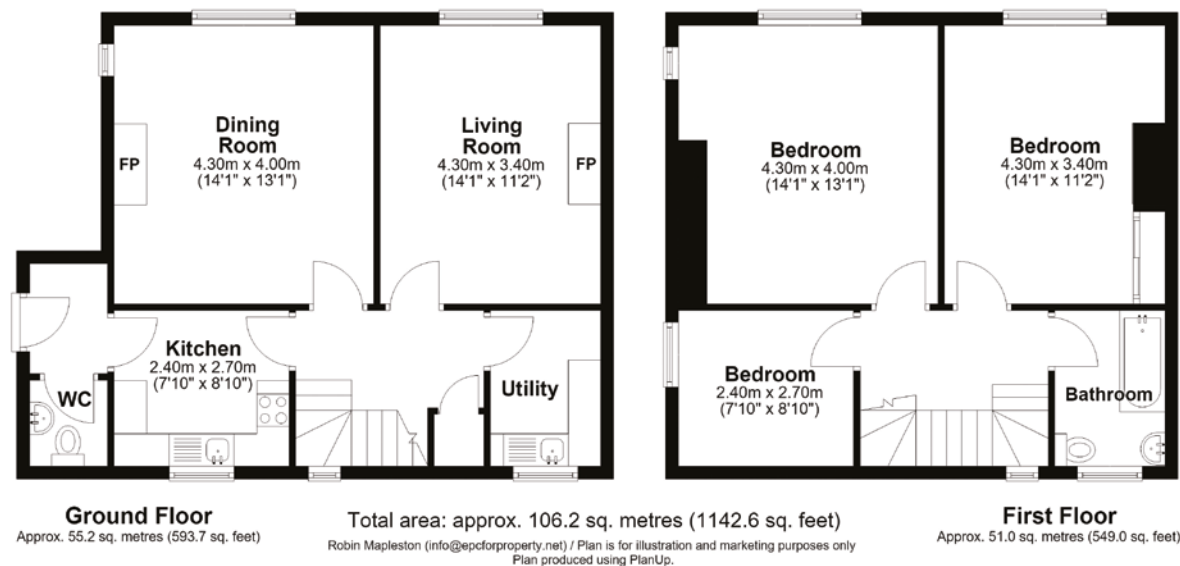
Viewing

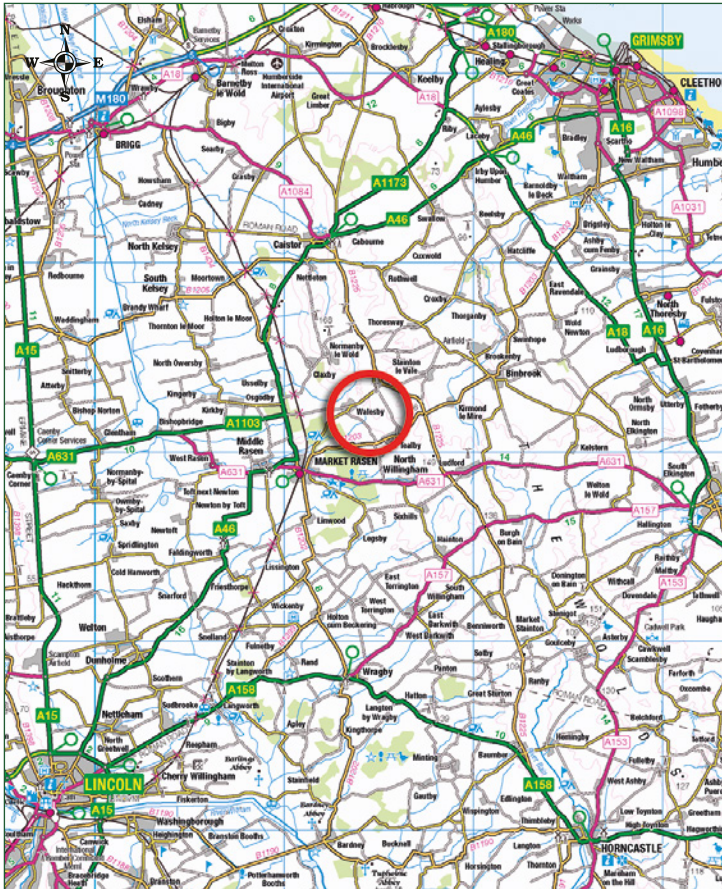
Strictly by appointment via the Selling Agent.
T: (01673) 843011.

Solicitors

Bridge McFarland, Sibthorpe House, 351-355 High Street,
Lincoln LN5 7BN

Ref: Mr. J. Odam | T: (01522) 518888 | E: jlo@bmcf.co.uk

NO.2



Misrepresentation Act Perkins, George Mawer & Co. for themselves and for the vendors or lessors of the property whose agents they are give notice that i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract; ii) all descriptions, reference to conditions and necessary permissions for use and occupations, and other details are given in good faith and are believed to be correct but any intending Purchasers or Tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii) no person in the employment of Perkins, George Mawer & Co. has any authority to make or give any representations or warranty whatsoever in relation to this property. These particulars and photographs were prepared and taken in July 2026.

PGM&Co.

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