Holly House, Owmby Cliff Road

| Owmby-By-Spital, Market Rasen | LN8 2HL

Guide Price £550,000

Perkins George Mawer & Co.
Chartered Valuation Surveyors & Estate Agents.
Agricultural & Fine Art Auctioneers.

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PGM&CO are pleased to offer this exquisite, detached house on Owmby Cliff Road. Set in 0.40 Acre, spanning an impressive 2,405 sqft across three storeys, with five bedrooms including tow ensuites. 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
- Stunning Kitchen Diner
- 0.40 Acre Plot
- Well Presented Family Home
- Three Storeys
- Rural Village Location

Location

Owmby-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 Owmby-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.

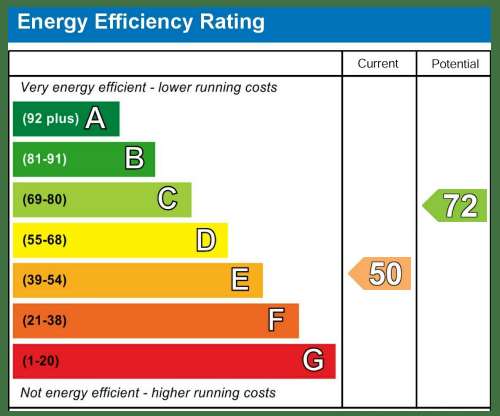
Boundaries
The Buyer(s) shall be deemed to have full knowledge of all boundaries and neither the Seller(s) nor the Selling Agent will be responsible for deriving the boundaries or their ownership.

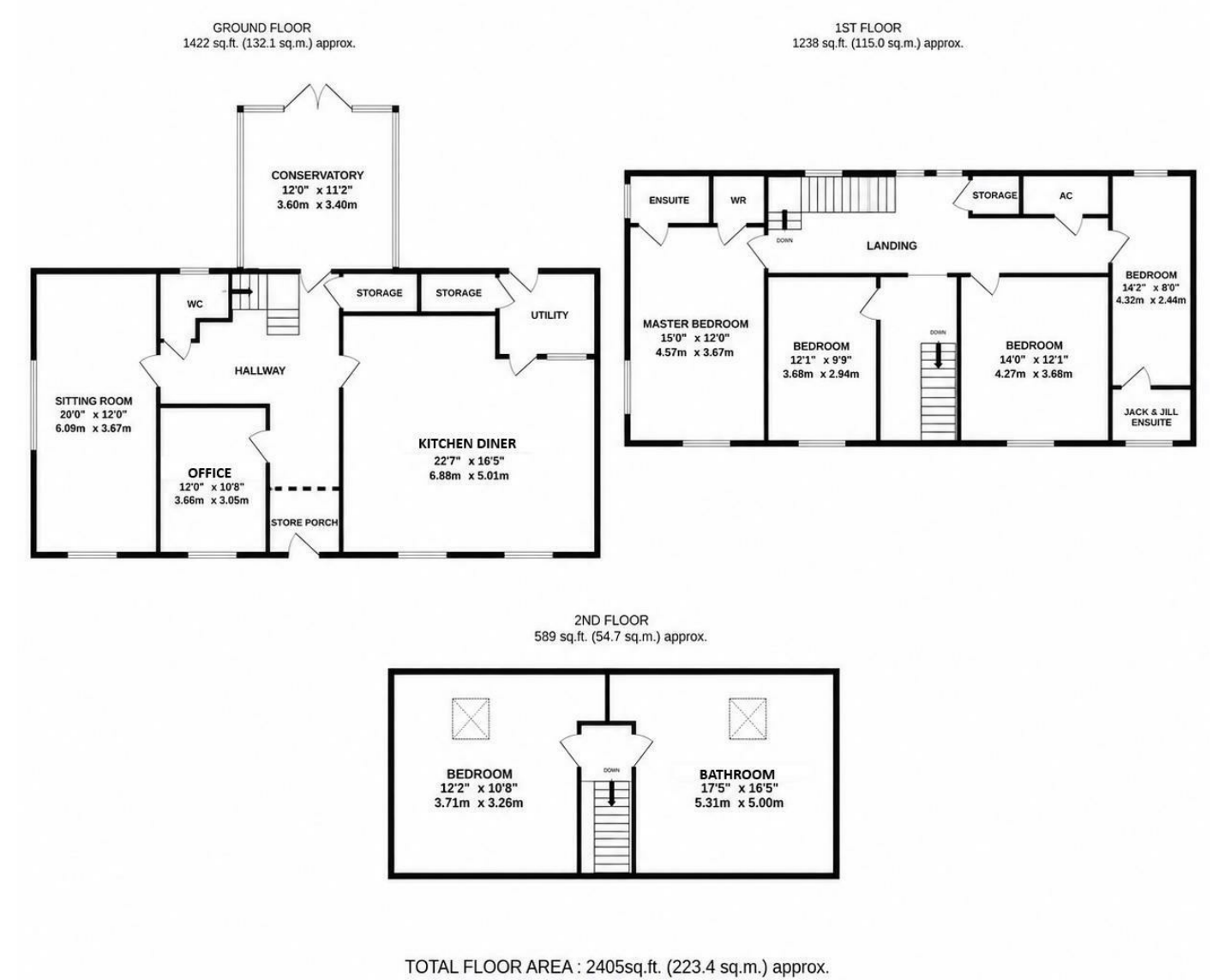
Plans & Areas
These have been prepared as carefully as possible. They are for identification purposes only and although are believed to be correct their accuracy cannot be guaranteed.

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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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.