



3.924 Acres - Holly Cottage, Lissington Road

| Wickenby, Lincoln | LN3 5AB

£800,000



Perkins George Mawer & Co.

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

3.924 Acres - Holly

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Stunning Semi-Rural Detached Cottage which is set in 3.924 acres approximately. A Unique Opportunity to Live the Rural Dream or own it as a Lucrative, Lettable Holiday Home on the fringe of the Sleepy and Quiet Village of Wickenby, believed to date back to Domesday times of 1086. The village boasts the Broadbent Theatre, formerly the Free United Methodist Chapel but bought by the Holton Players who converted it into a one hundred seat theatre and named it the Broadbent Theatre in memory of Roy Broadbent, father of the actor Jim Broadbent, who designed the conversion. There was an old RAF airbase nearby which now serves as a small civilian airbase. The village is less than ten miles from both Wragby and Market Rasen both have good Primary Schools but Wickenby can also be served by Legsby Primary. Independent shopping can be found in both locations, whilst Market Rasen has a Tesco, Co-Op Food Store and Aldi plus a Railway Station for anyone needing to travel further afield. Secondary schooling can also be found here at the De Aston School. This will suit anyone looking for an Outdoor Life with Countryside Walks and Riding Out in Apley. It has been the subject of a Loving Refurbishment and Restoration since the current owners bought the

- Set in 3.924 Acres Approxiamtely
- 'Live the Rural Dream'
- Gorgeous Semi Rural Village
- Beautiful Home or Business Opportunity
- Lovingly Restored & Refurbished
- New Kitchen & Bathrooms Throughout
- Two Receptions plus Cinema Room
- Five Bedrooms & Four Bathrooms
- Paddock & Potential Building Plot
- Numerous Outbuildings and Cow Barn

Reception Hall	En-Suite Shower Room
Re-Fitted Cloakroom	Bedroom Three 14'2 x 14'0 mximum (4.32m x 4.27m mximum)
Living Room 11'3 x 14'1 (3.43m x 4.29m)	Bedroom Four 10'5 x 14'0 (3.18m x 4.27m)
Separate Dining Room 14'0 x 12'0 minimum plus chimney recess (4.27m x 3.66m minimum plus chimney recess)	Bedroom Five or Study 8'0 x 7'11 (2.44m x 2.41m)
Cinema Room 14'1 x 11'10 (4.29m x 3.61m)	Re-Fitted Main Bathroom
Newly Installed Ground Floor Shower Room 10'4 x 7'11 (3.15m x 2.41m)	Grounds, Gardens and Paddock of 3.924 Acres Approx
Re-Fitted Kitchen/Breakfast Room 14'1 x 11'10 (4.29m x 3.61m)	Front Garden
First Floor Landing	Front Orchard Area
Bedroom One 14'2 x 13'10 (4.32m x 4.22m)	Rear Garden
En-Suite Bathroom	Tony's Bar or Double Car Port 25'1 x 11'5 (7.65m x 3.48m)
Bedroom Two 14'2 x 9'10 minimum plus recess (4.32m x 3.00m minimum plus recess)	Double Garage
	Single Garage 11'10 x 17'6 (3.61m x 5.33m)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	41	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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