

Cottage Farm, Main Road

| North Willingham, Market Rasen | LN8 3RA

£290,000

Perkins George Mawer & Co.

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

Cottage Farm

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** Planning Permission to Extend Kitchen and add a Double Garage ** This Semi-Detached Former Farmhouse which has oodles of Charm and Character including Beams, Exposed Stonework and Log Burner, blended perfectly with a Sympathetic Extension providing Modern Day Comforts. Located in North Willingham it has views over the Wolds and is sat on the edge of them, so it is a perfect spot for anyone who enjoys outdoor living with countryside walks, cycling and riding out nearby and the beautiful Willingham Woods a short journey away. On your return home you can enjoy an ice cream treat or coffee at Wright's of Willingham Ice Cream Parlour and Tearoom. There is Primary Schooling in neighbouring Tealby and Secondary Schooling at De Aston in Market Rasen, along with Supermarkets, Independent Shopping and a Railway Station if you need to travel further afield.

The two main entrances are accessed from the rear garden with a pretty approach down the sweeping driveway. Once inside the cottage it has the feel of a detached home, in part due to the lovely cottage gardens which it is set in, they extend to nearly a quarter of an acre and are visible from most rooms, it has a quieter feel inside than you might think too. The accommodation comprises in brief: Rear Entrance Hall, Utility/Cloakroom, Dining/Family/Playroom, Kitchen/Breakfast Room, Living Room with log burner for cozy nights in. On the first floor there is a Landing, Three Good Sized Bedrooms and a Dressing Room to the Main Bedroom and a Family Bathroom. The owner has found their next home, so the cottage has been very realistically priced for a quicker sale.

- ** Planning Permission to Extend **
- Grounds Approaching 0.25 Acre
- Charm & Character Features
- Three Good Sized Bedrooms
- Semi Detached Former Farmhouse
- Edge of Wolds Village
- Two Reception Rooms
- Parking for Several Cars





Rear Entrance Hall

Approached via composite door with two double glazed inserts. Slate tiled floor. Radiator. Pine panelled door to Utility/Cloakroom. Doorways to Kitchen/Breakfast Room and Dining Room.











Utility/Cloakroom

6'6 x 7'5 (1.98m x 2.26m)

Fitted base units. Wood effect work-surfaces with inset stainless steel sink top. Baxi LPG Gas Boiler. Window to rear. Low level w.c. Slate tiled floor.

Dining/Family/Play Room

11'8 x 12'5 (3.56m x 3.78m)

Wood effect floor. Double doors to Rear and Side Gardens. Window to side.

Kitchen/Breakfast Room

12'4 x 11'0 (3.76m x 3.35m)

Range of cream coloured 'Cottage/Shaker' style wall and base units with wood work-surfaces having inset one and a half bowl single drainer sink top. Built-in fridge. Space for electric range cooker. Matching plate shelf, wine rack and display shelving. Slate tiled floor. Window to rear. uPVC entrance door from Rear Garden. White vertical radiator.

Living Room

23'8 max x 13'3 (7.21m max x 4.04m)

Exposed stonework. Log burner on slate hearth with brick arch over. Window to rear and two windows to the front. Two double radiators. Stripped wood doors to staircase and understairs cupboard.

First Floor Landing

Pine panelled doors off.

Bedroom One

13'0 x 12'5 (3.96m x 3.78m)

Vaulted ceiling. Engineered oak flooring. Victorian style radiator. Two windows to the rear and window to the side. Opening to:-

Dressing Room

11'0 x 6'2 (3.35m x 1.88m)

Two double wardrobes. Wash hand basin set on wood washstand. Engineered oak floor. Window to rear.











Bedroom Two
13'2 x 11'5 plus wardrobe (4.01m x 3.48m plus wardrobe)
Cast iron fireplace. Double wardrobe. Window to the rear. Access to boarded loft via pull down ladder. Radiator.

Bedroom Three
10'0 x 10'3 (3.05m x 3.12m)
Double radiator. Window to front. Built-in wardrobe. Victorian style radiator.

Bathroom
White suite of panelled corner bath. Corner shower cubicle. Pedestal wash basin. Low level w.c. Tiled splashbacks and tiled floor. Chrome towel rail.

Front Garden
Mature hedgerow. Pedestrian gated access to the rear garden.

Sweeping Pebbled Driveway
Providing parking for numerous cars. Timber garden shed/workshop with light and electric. Lawned areas. Pedestrian gated access to the rear garden.

Rear Cottage Garden
Designed with four garden areas. Three areas laid to lawn with cottage borders. Social/Entertaining space, perfect for garden seating. Steps down to rear patio area. Side Garden area with two tier patio. Summer house with light and electric.

Additional Information
** Planning Permission to Extend Kitchen and add a Double Garage **
Tenure: Freehold
Services: All mains services are connected with the exception of Mains Gas, this is supplied by LPG.
EPC Grade: E
Council Tax Band: B



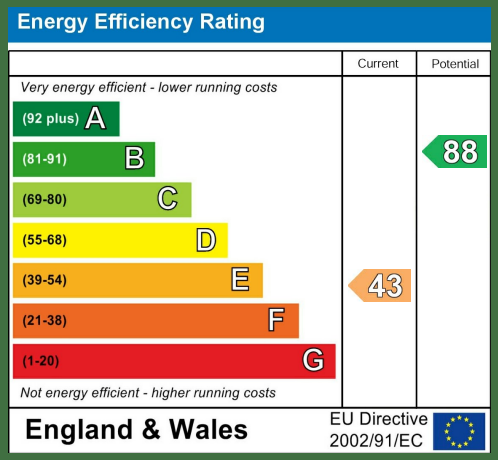


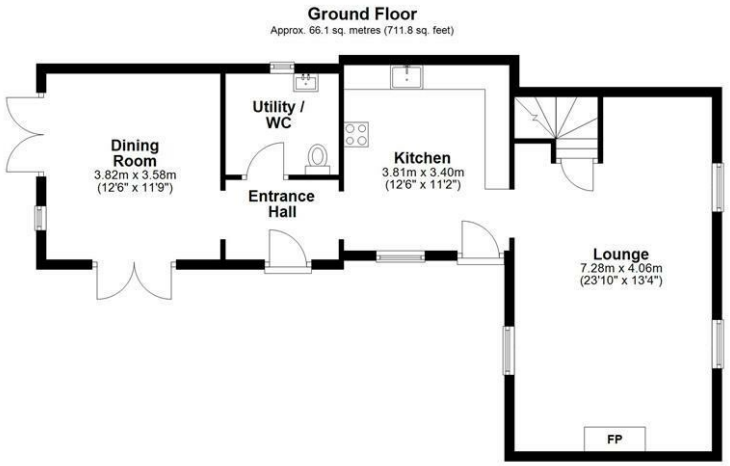


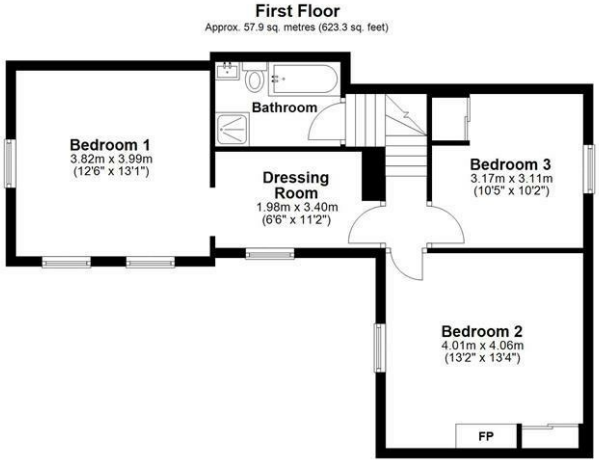












Total area: approx. 124.0 sq. metres (1335.1 sq. feet)

Robin Mapleston (info@epcforproperty.net) / Plan is for illustration and marketing purposes only
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Agents Note:
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