9.68 Acres - Pelham House, Pelham Road

| Claxby, Market Rasen | LN8 3YR

£675,000

Perkins George Mawer & Co.

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

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Cherished and Tastefully Refurbished, Detached Family Home set in approaching 10 Acres in a Wonderful Rural Setting, yet only around five miles to both Caistor and Market Rasen. Caistor boasts the well regarded Grammar School, it is a pretty Market Town which caters for all your daily essentials, whilst Market Rasen has three Supermarkets and a Railway Station for anyone needing to travel further afield.

Believed to date back to around 1850 but converted and rebuilt between 1988 - 1990. This home has been owned by the current custodians for 26 years and lovingly brought up to its current high standard through a measured program of work over the years but more recently the Kitchen was refitted in 2025 in a lovely neutral 'Pebble' colour, whilst the shower room and bathroom in 2026 finished in white but both having beautiful blue colour, hand fired earth effect tiling. The flooring throughout most of the ground floor is in 'Tumbled Limestone'. The 10 acres is made up of formal gardens including productive vegetable plot with Large Summer House (18'6 x 11'11) which has a log burner, perfect for outdoor entertaining and an orchard which boasts both fruit and nut trees. There is Pasture and Grazing Land which could easily be used for Equestrian purposes, one of the fields has a water supply connected from the main house and a separate entrance onto the second part of Pelham Road which leads to the village itself, which could make for easy access for horse boxes etc.

The home is warmed by Oil Fired Central Heating and the warmth is retained with the help of uPVC Double Glazing. It comprises in brief: Utility Room, Reception Hall, Refitted Ground Floor Shower Room, Stunning Open Plan Kitchen/Dining Room, Separate Living Room with Log Burner, Four Bedrooms and a Refitted First Floor Bathroom. Outside the house is approached via a long and sweeping driveway, which also provides parking and access to the Large Garage 13'7 x 23'1.

- Detached Home in Approaching 10 Acres
- Wonderful & Peaceful Rural Position
- Refitted Kitchen, Bathroom & Shower Room
- Four Bedrooms
- Equestrian Possibilities
- Tastefully & Lovingly Refurbuished
- Open Plan Kitchen/Diner plus Living Room
- Large Garage 13'7 x 23'1

Utility Room

6'9 x 5'5 (2.06m x 1.65m)

White wall and base units. Ash effect roll-top worksurface with inset single drainer, stainless steel sink top. Plumbing for washing machine. Oil fired boiler. Window to front. Quarry tiled cill and floor.

Reception Hall

uPVC double glazed entrance door. 'Tumbled Limestone' flooring. Stairs to first floor with cupboard under. Double radiator.

Refitted Ground Floor Shower Room

White suite of large step in 'rain' shower with fluted glass panel and blue hand fired earth effect tiling to shower enclosure. Low level W.C. Trough style sink in vanity unit with double cupboard under and blue hand fired earth effect tiled splashbacks. Coving. Heated chrome towel rail. 'Tumbled Limestone' floor and cill. Window to front.

Open Plan & Refitted Kitchen/Dining Room

22'7 x 14'9 (6.88m x 4.50m)

Kitchen Area: 'Pebble' colour solid oak fronted wall and base units with pewter style 'Beatrice' traditional handles. Blum fittings and soft close cupboards and drawers. Wall units with pelmets. Built-in bin storage. Filtered water supply for American style fridge. Built-in electric Bosch Pyrolitic self cleaning oven, Bosch induction hob and concealed extractor hood over. Oak work-surfaces with inset one and a half bowl, white Villeroy & Boch porcelain sink top. Plumbing for dishwasher. Matching central island. Beamed ceiling. Coving. 'Tumbled Limestone' flooring. Chrome heated towel rail. Window to front. Open to Dining Area: Heating thermostat. Beamed ceiling. Coving. Double radiator. uPVC double glazed French doors to rear. uPVC double glazed door to front with matching side screens. 'Tumbled Limestone' flooring. Centrally positioned broadband hub. Door to:-

Living Room

14'10 x 14'9 (4.52m x 4.50m)

Beamed ceiling. Coving. Double radiator. Two windows to the side with oak cills. uPVC double glazed, double French doors and matching side screens to front garden. Wood burner on quarry tiled hearth with brick surround. 'Tumbled Limestone' flooring.

First Floor Landing

Coving. Radiator. Window to rear.

Bedroom One

14'8 x 12'7 (4.47m x 3.84m)

Window to front. Radiator.

Bedroom Two

11'5 x 9'0 (3.48m x 2.74m)

Coving. Window to front. Radiator.

Bedroom Three

11'5 maximum into recess x 9'6 (3.48m maximum into recess x 2.90m)

Window to front. Radiator.

LOVE

Bedroom Four
8'3 x 12'8 (2.51m x 3.86m)
Window to front. Radiator.

Refitted Bathroom
White modern suite of panelled bath. Trough sink in grey vanity unit with double storage cupboard. Low level W.C. Oak effect vinyl plank flooring. Chrome heated towel rail. Window to side.

Grounds, Gardens & Pastureland of Approaching 10 A
Main Front Garden Area with expanse of lawn. Cottage borders. Mature shrubs and trees. Sheep field with water supply from the main property.

Large Timber Garage
13'7 x 23'1 (4.14m x 7.04m)
Accessed via long sweeping driveway opening into large parking area. Cold water tap. Light and electric sockets.

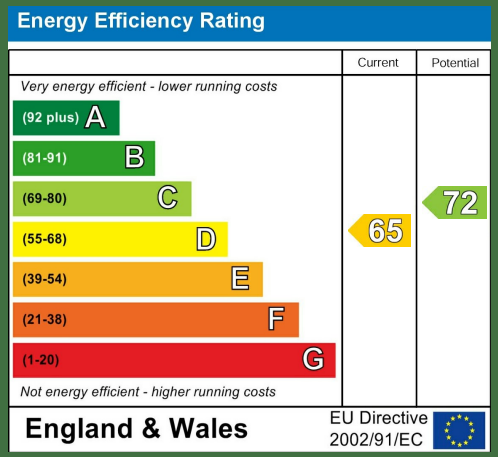
Productive Vegetable Plot & Orchard
Soft fruit cage. Cold water tap. Three greenhouses. Three garden stores. Large shed/workshop. One 'lorry back' storage.

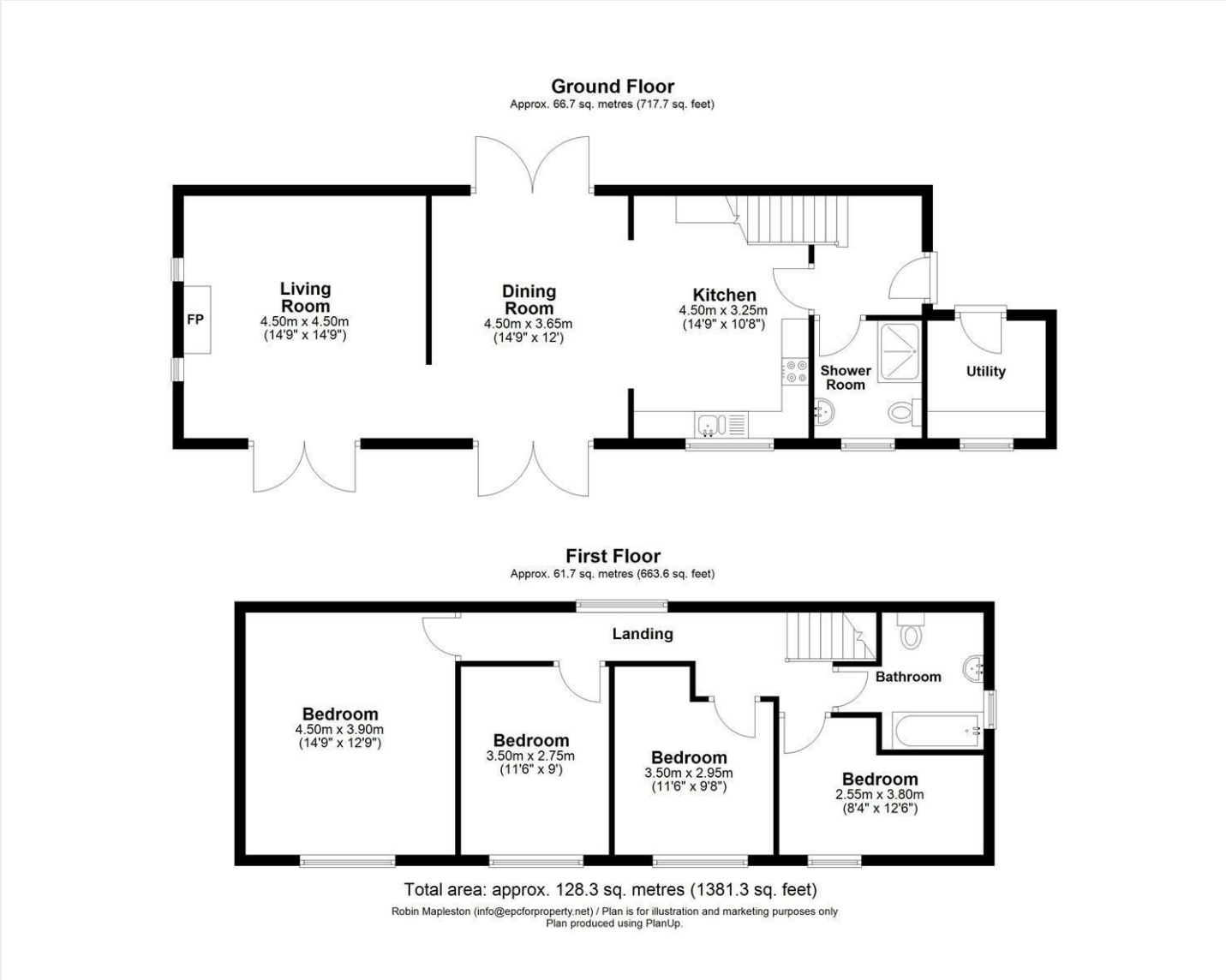
Summerhouse
18'6 x 11'11 (5.64m x 3.63m)
Wood burning stove on slate hearth. Complete with front verandah. Electric sockets. Plug-in broadband. Windows to the front and side. Double opening entrance doors.

Part Walled Rear Garden
Being mostly gravelled and with raised patio area.

Two Brick Garden Stores
8'2 x 8'1 plus 8'0 x 8'1 (2.49m x 2.46m plus 2.44m x 2.46m)

Additional Information
Tenure: Freehold
Services: Mains Electric and Water. Klargester Septic Tank. Oil fired central heating plus Log Burner in the living Room.
EPC Rating: D
Council Tax Band: D - West Lindsey
Broadband: B.T. Fibre





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Agents Note:
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