



Perkins George Mawer & Co.

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



Gallamore Lane

Middle Rasen
LN8 3UB

Guide Price **£170,000**
Freehold

Barn Conversion

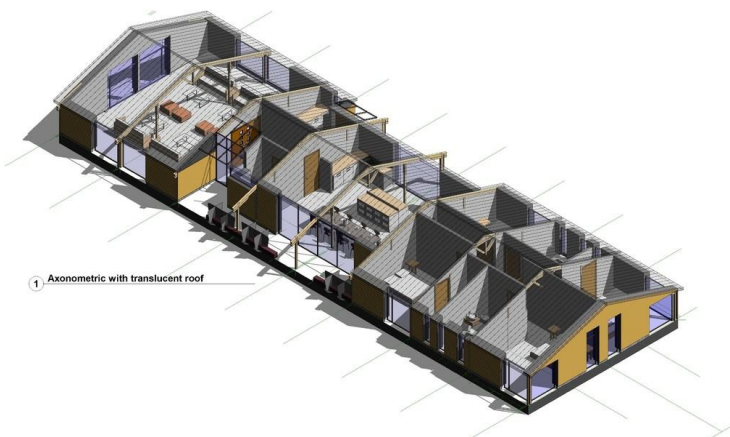
Permission to convert to eco friendly home

4 Bedrooms

3 En Suites

0.63 Acre grounds

Rural Views





Introduction

The much sought after village of Middle Rasen, at the edge of the Lincolnshire Wolds, lies at the crossroads of the A46 Lincoln to Grimsby Road and A631 Gainsborough to Louth Road. Village facilities include general store and post office, public house, village hall, playing field, bowling green, church and chapel. There are bus services running along the main road between Lincoln and Grimsby.

Directions

From the Agents offices turn right and then right again along George Street, Follow the road past the church and along Caistor Road. At the 'T' junction turn left on to Gallamore Lane, following this road until the property known as Ingledene is found on the right hand side and the barn conversion is to the rear of this property.

From Grimsby take the A46 South, continue to follow the A46 to Market Rasen, at the 'T' junction turn right on to Gallamore Lane, following this road until the property known as Ingledene is found on the right hand side and the barn conversion is to the rear of this property.

From Lincoln take the A46 north, continue to follow A46 through Middle Rasen onto Gallamore lane follow this road until the property known as Ingledene is found on the left hand side and the barn conversion is to the rear of this property.

Planning Permission

WLDC planning portal reference number 138013 was obtained on 20th August 2018 for change of use under class Q from agricultural to residential.

Layout

This former agricultural barn will be converted to

a single storey dwelling and will extend to some 2,790 sq. ft. (260.9 sq. m³) of living space.

Accommodation

The accommodation will briefly comprise;

Reception Hall

Kitchen/Day Room

Utility

WC

Living Room

Master Bedroom with Ensuite

Bedroom Two with Ensuite

Bedroom Three with Ensuite

Bedroom Four

Family Bathroom

Outside

The Poultry Barn grounds extend to some 0.63 Acres on all four sides, with stunning views.

Viewing

Strictly through the Selling Agents at their Market Rasen office. Tel: 01673 843011

Opening Hours

Monday to Friday : 9 am to 5.15 pm - Saturday
9 am to 12.00 pm

Tenure & Possession

Freehold

Vacant possession will be given on completion on the purchase.



1 Axonometric with translucent roof

**Local Authority
Council Tax Band
EPC Rating**

TBC



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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.