



High Acres, Main Road

Sotby | Market Rasen | Lincolnshire | LN8 5LH

Guide Price £285,000



Perkins George Mawer & Co.

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

High Acres

Main Road | Sotby | Market Rasen
Lincolnshire | LN8 5LH

Guide Price £285,000

An opportunity to acquire a detached, 3-bed cottage lying in an elevated position in the heart of the Lincolnshire Wolds. It enjoys far reaching views over rolling countryside to the rear and side elevations. Set in good sized garden grounds and surrounded by mature boundary hedges.

- Detached Cottage
- 0.32 Acre Plot
- Mature Gardens
- Far Reaching Views
- 3-Double Bedrooms
- Garage and Outbuildings
- Rural Location
- No Forward Chain

Description

A detached cottage lying in the open countryside, converted from two smaller dwellings, believed in the 1970s. It is now offered to the market having come vacant following a long term let. The property would benefit from further improvement and is considered ideal as an investment, second home or private dwelling.

Of brick construction under concrete tile roof, with flat roof extension to the rear. The accommodation is arranged over two storeys and briefly comprises.

Ground Floor - Rear porch, entrance hallway, W/C, utility, kitchen, dining room, lounge and sitting room.

First Floor - Three bedrooms, landing and bathroom

The property is accessed directly off the public highway, with the adjoining driveway leading to a concrete panel garage.





Situation

Lying to the west of the small hamlet of Sotby in the Lincolnshire Wolds. Market Rasen is situated about 11 miles north and Horncastle is 10 miles due south. Comprehensive facilities are available at both locations.

Ground Floor

Entrance Porch

With mains water, leading to.....

Hallway

With ceiling strip light.

Utility

Worcester oil condensing boiler. electric consumer unit/meters, pendant light and (x2) electric sockets.

W/C

Low level W/C and hand basin, with separate connection for washing machine. Pendant light and (x1) electric socket.

Kitchen

6'6" x 16'4" (2.00 x 5.00)

Fitted Howdens beech effect units with chrome handles and granite style laminate worksurfaces. Low-level Lamona electric cooker with (x4) ring hob. Integrated fridge and fitted Beko dishwasher. Stainless steel sink and drainer with mixer tap and painted tile splashbacks. Vinyl floor covering, (x2) strip lights to ceiling and (x7) electric socket points and wall mounted radiator.

Dining Room

12'1" x 16'4" (3.70 x 5.00)

Fitted radiator with pendant light to ceiling. (x2) electric sockets and BT phone point. Door leading to small porch and stairs to first floor.

Lounge

12'1" x 16'4" (3.70 x 5.00)

With open fire, complete with fitted decorative surround, radiator and (x5) electrical sockets, aerial point and pendant light.





Sitting Room

7'8" x 16'4" (2.35 x 5.00)

Feature brick fireplace wall mounted radiator, (x4) electric plug points and ceiling light.

First Floor

Landing

With radiator, single plug socket panel and pendant ceiling light. Plus small cupboard.

Bedroom 1

13'7" x 16'4" (4.15 x 5.00)

Radiator, pendant light and (x2) plug socket points. Access to loft and over stairs storage cupboard. Guardtec alarm control panel fitted to wall (now redundant).

Bedroom 2

12'1" x 16'4" (3.70 x 5.00)

With (x2) plug sockets points, loft hatch and ceiling pendant light.

Bedroom 3

7'8" x 12'3" (2.35 x 3.75)

Radiator, pendant light and single electric point

Bathroom

Swift shower enclosure, with Mira Go electric shower, separate bath with sink and low flush W/C. Pendant light to ceiling, with wall mounted radiator. High level electric heater bank.

Outside

There comprises a concrete sectional garage with up and over door. Mains water supply connected. Separate brick store with monopitch roof.

The gardens are mainly to the rear of the property but wrap around all sides and are laid mainly to grass with mature trees and well established boundary hedges.

There is a gated entrance off the highway and a tarmac driveway to the east elevation.



Services

Drainage is to a private system. Mains electricity and water and connected. There is an oil fired central heating system at the property. Fitted with uPVC double glazing.

Method of Sale

For Sale by Private Treaty.

Buyer Identity Check

Prospective buyers will be required to provide the necessary identification for the purposes of the anti-money laundering regulations.

Viewing

Viewing strictly by appointment through the Selling Agents, Perkins George Mawer & Co.

Additional Information

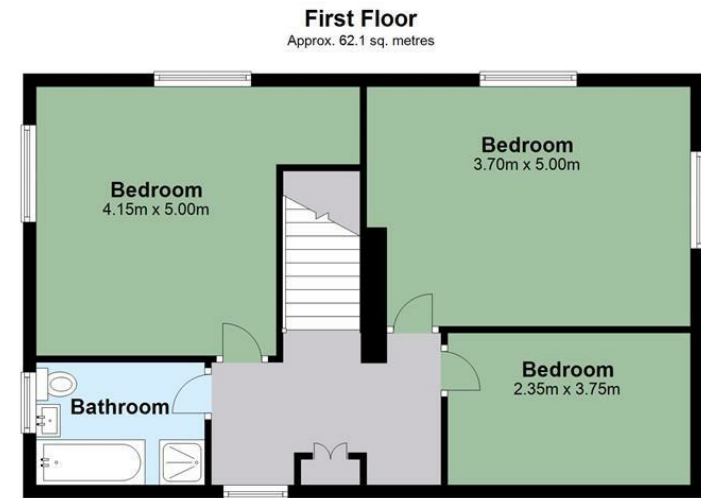
Tenure: Freehold

Floor Area: 1570 ft² (145 m²)

EPC Rating: E

Council Tax Band: D





Total area: approx. 145.9 sq. metres

Floor Plan is for illustration purposes only. Measurements are to be used as a guide only. Created by Robin Mapleston (info@epcforproprty.net)
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D			
(39-54) E		41	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Perkins George Mawer & Co
Corn Exchange Chambers
Queen Street
Market Rasen
Lincolnshire
LN8 3EH

01673 843011
info@perkinsgeorgemawer.co.uk
www.perkinsgeorgemawer.co.uk

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.