



6 Rasen Road  
Tealby LN8 3XL

sandersongreen



# 6 Rasen Road, Tealby

Market Rasen, Lincolnshire, LN8 3XL

A beautifully-presented four bedroom detached house, situated in an elevated position above Rasen Road. With large, mature gardens and a paddock with small stable, the grounds extend to approximately 1.34 acres with breath-taking views over the Wolds. Extensive outbuildings include a double garage and a separate two-storey block comprising stores, workshop and garden room, which has potential for conversion to an annex, subject to the necessary planning consents.

- Beautiful detached house, presented to a high standard, retaining many original features
- Extensive landscaped gardens and grounds of approximately 1.34 acres, which include dry-stone feature walls, mature borders, spacious lawn and paddock.
- Out-buildings to include a detached double garage and a substantial detached building providing scope for secondary accommodation
- Five reception rooms including sitting room, dining room with snug, morning room, study and garden room.
- Prime Lincolnshire Wolds village location in an elevated position with views from the garden extending to Lincoln Cathedral.

Sole Agents:

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### **Directions**

From Caistor, take the B1225 Caistor High Street off the A46 for approximately 5.8 miles. Take the turning to the right where the road forks, signposted for Walesby and Tealby. Go straight over the cross-roads. You will enter Tealby on Caistor Lane. Bear right to keep the Church on your left hand side. This road joins Rasen Road and the property is on the right.

### **Accommodation**

Entering the property from the rear elevation

### **Kitchen**

Fitted with a range of units in a country kitchen style, with cream units and timber butchers block-effect work surfaces. Integrated appliances include electric oven and hob, dishwasher, fridge and freezer. Windows to the side and rear aspects.

### **Morning Room**

With access from the kitchen and through to the inner lobby, and having windows to both side aspects, and to the front. A staircase provides secondary access to the first floor via the landing to the front.

### **Cloakroom**

With w.c. and hand basin set in vanity storage unit.

### **Dining Room**

With a decorative fireplace including a marble surround with painted motifs to frieze and uprights, and wood-burning stove, window to the front aspect with secondary double glazing and solid timber blinds, and external door to the front aspect. Open plan to:

### **Snug**

Annexed to the dining room with secondary double-glazed window to the rear aspect.





### Sitting Room

With a bay window to the front aspect which has solid timber blinds fitted. Feature fireplace with a marble surround and traditional style cast iron inset.

### Garden Room

With windows to three elevations and double opening doors to the side garden, there is ample space for seating with outlook over the front and rear gardens.

### Study

With extensive fitted bookshelves and storage areas. Windows to the rear and side aspects, and timber-beamed ceiling.

### Landing

With staircase from the morning room, this spacious landing area offers fitted storage units and a window fitted with solid timber blinds to the front aspect.

### Bedroom 3

With a window overlooking the rear garden.



### Jack and Jill Shower Room

With a white suite comprising double-sized shower enclosure with dual shower-head mixer, pedestal wash basin and low-flush w.c. Vintage-style radiator with heated towel rail and window to the front aspect.

### Master Bedroom

Having a window to the front aspect fitted with solid timber blinds, and circular feature window to the side elevation. Decorative fireplace feature and fitted wardrobe storage.

### Rear Landing

With staircase from the study, and window to the rear aspect.

### Bedroom 2

With window to the front aspect and fitted wardrobe storage.

### Bedroom 4

Having a window overlooking the side garden.

### Bathroom

White suite comprising a roll-top bath with shower handset, pedestal wash basin, w.c., and separate shower cubicle with dual shower head mixer. Vintage-style radiator with heated towel rail.



### **The Annex**

Currently comprising a garden room, two stores, a covered walkway and workshop with first floor storage above. The overall floor area is approximately 75m<sup>2</sup> (807 sq.ft.) making this an ideal conversion to a residential annex, subject to the required planning consents.

### **Double Garage**

Currently used as a studio, and approached via the driveway to the side

### **Gardens**

The property stands in an elevated position on a large plot of approximately 1.34 acres. The charming, cottage-style front garden is intersected by traditional dry stone walls with a central stepped pathway flanked by gravel borders and box hedging. Mature shrubs and trees surround the lawned areas giving the property a picturesque setting.

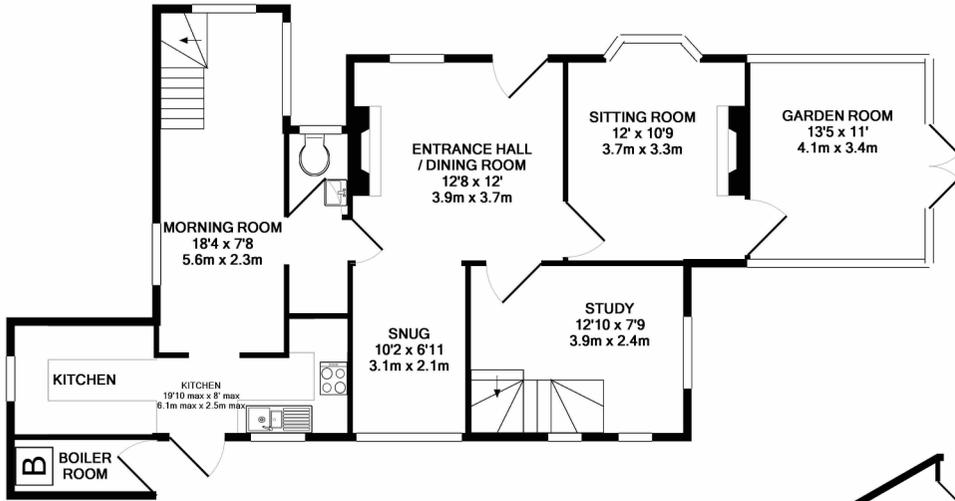
The driveway to the side leads to the double garage and provides access to the side garden which has a decked seating area bordered by mature shrubs and floral borders. The neighbouring residential property and agricultural field have right of access over the driveway, as shown shaded blue on the following page.

The rear garden is raised from the rear of the property with lawned pathways and gravel borders and leads to the large main lawn with summerhouse and farmland boundaries. This garden with timber summerhouse and deck overlooks the rolling hills of the Lincolnshire Wolds, with Lincoln Cathedral visible beyond. A further grassed area (approx. 0.34 acre) provides potential for a paddock and has the benefit of a timber stable.

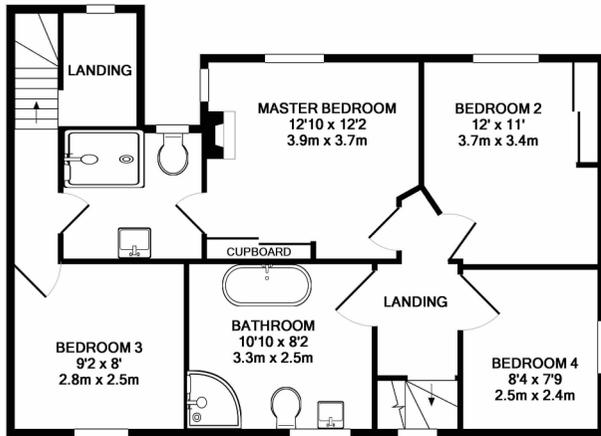
### **Uplift Clause**

The sale contract will include a clause imposing an overage of 20% of any uplift in value for any development of the land, which will apply for a period of 10 years from completion.

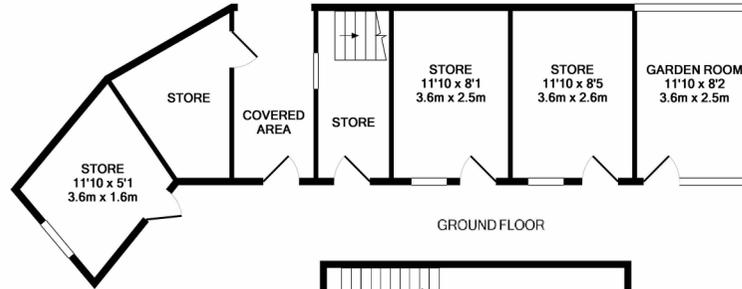




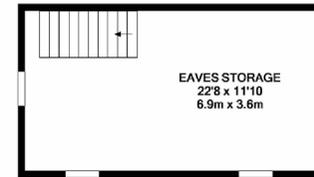
GROUND FLOOR



1ST FLOOR



GROUND FLOOR

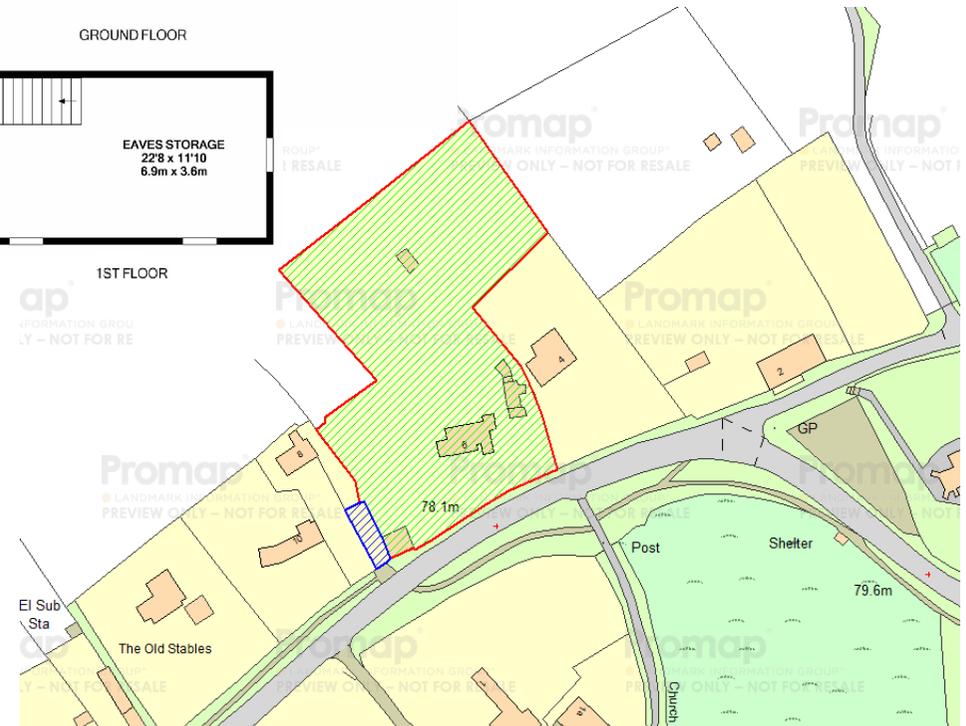


1ST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		86
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	49	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	<b>A</b>		83
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	40	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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