



## Willingham Road, North Willingham, Market Rasen, LN8 3RH

- BEAUTIFUL, REFURBISHED and PERIOD detached FARMHOUSE on a STUNNING 1.69 ACRE plot (sts) including PADDOCK/SMALL HOLDING potential in 'An Area of Outstanding Natural Beauty'
- SEMI-RURAL setting with countryside and woodland VIEWS, Lawns, established GARDENS, grape VINES, FRUIT trees, several VEGETABLE plots, SUMMER house (with light and power)
- EXTRAORDINARY PARKING including SECURE, CARAVAN etc
- NEW 2021 soft closure fitted KITCHEN including QUARTZ worktops, RANGE cooker and an AGA, range of built-in APPLIANCES and WALK-IN PANTRY, NEW dual aspect UTILITY room including sink etc
- UPVC double glazing and CENTRAL HEATING with serviced boiler, electrical CERTIFICATION
- FIVE bedrooms, TWO bathrooms (and W.C.), TWO LARGE receptions (two rooms totalling 530 sq ft)
- 4 spacious OUTBUILDINGS including brick and block built, re-wired and ANNEX potential
- LOUNGE and LIVING DINING rooms totalling 530 sq ft, each dual aspect and having OAK flooring and FEATURE fireplaces with WOOD/multi fuel BURNERS
- Fully tiled NEW EN-SUITE shower room with corner quadrant shower, built in furniture, illuminated mirror, BATHROOM with hand held shower extension, built in double cupboard, and a MODERN W.C

**Price £550,000**





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## DESCRIPTION

Beautiful and refurbished five bedroom (including four double), two large receptions (totalling 530 sq ft), two bathroom (and a W.C.) detached period farmhouse on a stunning 1.69 acre plot (sts), including paddock/small holding potential in a semi-rural setting with countryside and woodland views, lawns, established gardens, grape vines, fruit trees, several vegetable plots, summer house (with light and power), patio, shed, four spacious outbuildings including brick and block built, re-wired and annex or holiday accommodation potential, and extraordinary parking including secure, caravan etc, all in the in the Lincolnshire Wolds designated 'An Area of Outstanding Natural Beauty' and is only 2 miles from the very desirable Tealby village and 2.5 miles to the well serviced historic market town of Market Rasen with railway station, large supermarket, primary and academy secondary school having a sixth form, and a renowned racecourse.

It also benefits from UPVC double glazing, central heating with serviced boiler, two wood/multi fuel burners, reception oak flooring including new, generous floor to ceiling heights, new internal doors, electrical certification, and is offered freehold.

The property consists of entrance, two dual aspect spacious receptions totalling 530 sq ft, a lounge and living dining room, both having oak flooring and feature fireplaces with wood/multi fuel burners, new 2021 soft closure fitted kitchen including quartz worktops, range cooker and an Aga, range of built-in appliances and walk-in pantry with window, new dual aspect utility room including sink etc, modern W.C, lobby, landing, bathroom with hand held shower extension and built in double cupboard, master bedroom with fully tiled new en-suite shower room having corner quadrant shower, built in furniture and illuminated mirror, double bedrooms two, three and four and generous fifth bedroom currently used as an office.









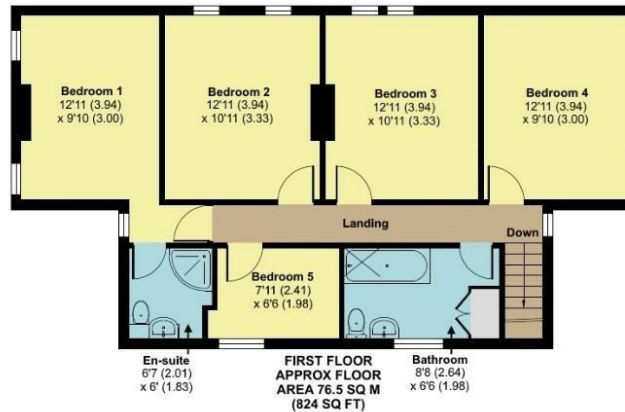
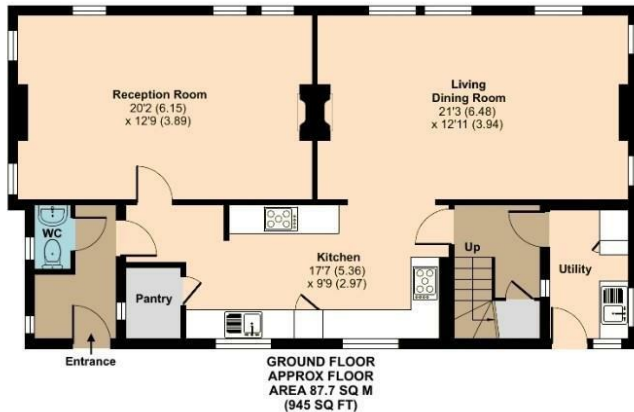
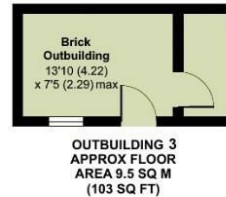
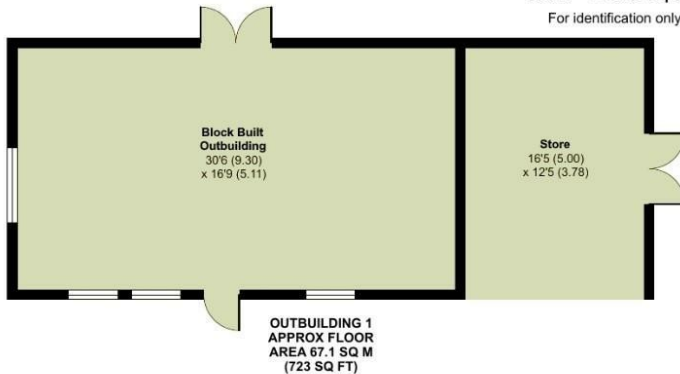
## North Willingham, Market Rasen, LN8

Approximate Area = 1769 sq ft / 164.3 sq m

Outbuilding = 826 sq ft / 76.7 sq m

Total = 2595 sq ft / 241 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Hunters Property Group. REF: 1146061

### Viewings

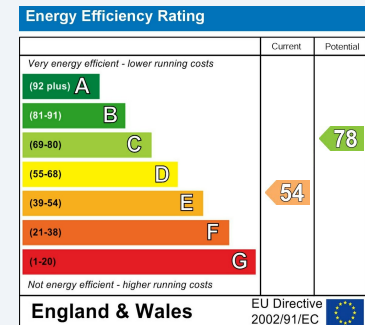
Please contact [horncastle@hunters.com](mailto:horncastle@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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