



The Old Smithy  
Moor Road  
Walesby, LN8 3UR

**M A S O N S**  
EST. 1850



Positioned on a generous corner plot in the picturesque village of Walesby is this deceptively spacious 2/3 bedroom detached bungalow being the former village blacksmiths shop. Situated in the foothills of the Lincolnshire Wolds countryside just 3 miles from Market Rasen, the property boasts period features and well planned accommodation to include kitchen with built in appliances, three reception rooms, two double bedrooms, two bathrooms, large utility or third bedroom with the Sunroom opening into the immaculately presented south facing gardens. To the front is ample driveway parking for multiple vehicles.



















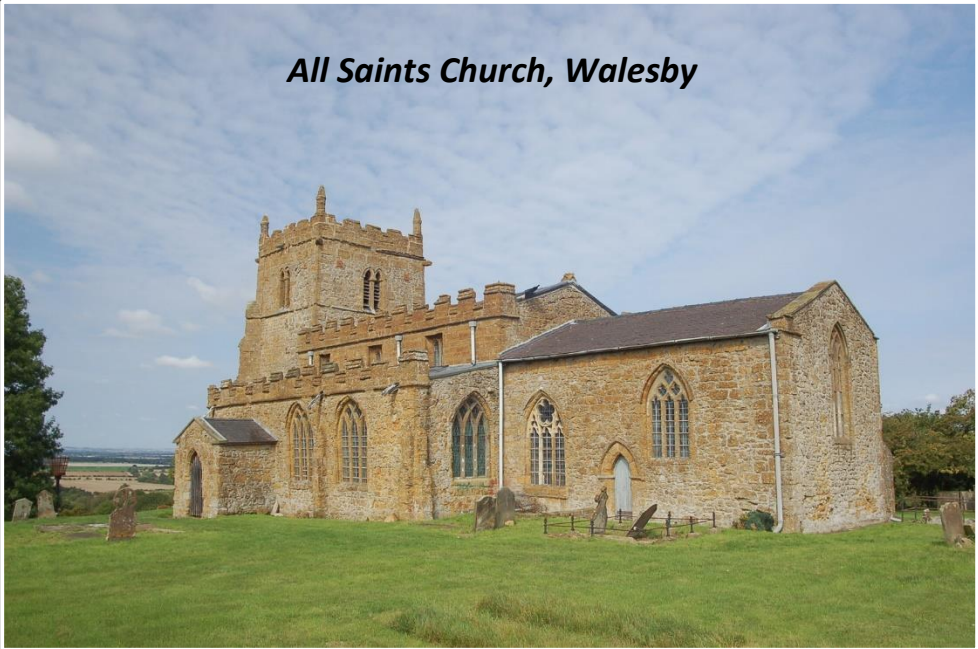








*All Saints Church, Walesby*





**Directions**

From Louth proceed west across the Wolds on the A631 road towards Market Rasen. Travel through the village of Ludford and after leaving the village, turn right at the crossroads along the B1225. Carry straight on over the next crossroads and follow the road for some distance before turning left in the dip in the road for Walesby. Carry on down the hill into the village and take the first right turn. The property will shortly be found on the left after a small crossroads as the road changes to Moor Road.

**The Property**

Believed to date back to the late 19th century, originally in use as the local blacksmith's workshop having many original features such as the fireplace used for forging steel situated in the lounge and now providing a superb focal point, together with the original shoeing shed with hooks still remaining on the wall, now in use as the second bedroom. In the 1980's the property was converted to full residential use and had later extensions providing the master bedroom with en suite, sunroom and conversion of the garage to the utility room. The property has a mixture of stone and brick principal walls with a pitched timber roof construction covered in clay pantiles, together with mahogany-effect uPVC double-glazed windows and doors. The property is heated by way of a mains gas central heating boiler supplemented by a hot water cylinder.

**Accommodation**

(Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale)

**Entrance Hall**

A spacious hallway having a part-glazed uPVC door to the front with neutral decoration and hardwood floorings, large storage cupboard to side ideal for coats and shoes, also housing the electric meter and consumer unit. To one side is the Worcester gas-fired central heating boiler with timer controls, another cupboard to side housing the hot water cylinder with shelving below for laundry. Part-glazed timber door leads through to:

**Rear Porch**

A useful room providing access to the garden via a part-glazed uPVC entrance door and window overlooking the garden. Carpeted flooring.

**Kitchen**

A range of Richard Sutton designed base and wall units finished in Shaker style ivory colour with black handles. Smart granite worksurfaces having cut drainage grooves and inset one and a half bowl ceramic sink, range of cupboards and deep pan drawers with matching central island unit. Feature alcove to one side housing the five ring Neff gas hob with extractor above and timber beam surround. Eye level built-in Neff double electric oven, built-in fridge freezer unit with further under-counter freezer to side, Neff built-in dishwasher, Welsh dresser unit to far side with glass shelving, windows to two aspects and smart tiling to floor, inset spotlights to ceiling and opening through to:

**Dining Room**

A spacious dining room with windows to two aspects, oak-effect laminated flooring, ample space for dining

area and further sitting area if required. White painted feature beams to ceiling and doorway through to:

**Sunroom**

South facing sunroom with brick dwarf wall having uPVC windows and patio doors onto garden. Solid vaulted roof with tiled roof covering, radiator to one side and having tiled flooring.

**Lounge**

A superbly proportioned reception room with windows to two aspects, painted feature exposed brick and stone walls. To one side is the original blacksmith's fireplace with stepped brick chimney breast having tiled hearth with brick surround. Free standing gas fired coal-effect stove in front providing a warm and cosy space. Carpeted flooring and brick archway with timber glazed door leading back into the reception hall.

**Family Bathroom**

Having a range of Richard Sutton designed units with built-in bath to side with tap and hand shower attachment, attractive stone tiling to all wet areas with built-in vanity units to one side with back to wall WC and storage cupboards with further unit opposite housing the wash hand basin with built-in mirror and cupboards with downlighters above. Frosted glass window to side, heated towel rail and vinyl cushion flooring.

**Rear Hallway**

A curved hallway providing access to the bedrooms with window to one side, neutral decoration, carpeted flooring and solid pine doors into main principal rooms.



**Bedroom 1**

A very well proportioned double bedroom having ample space for multiple wardrobes, windows to two aspects overlooking the gardens, carpeted floorings and coving to ceiling with door through to:

**En Suite Shower Room**

A large space having free-standing shower cubicle with curved glass and tiling to wet area with an Aqualisa thermostatic shower mixer. Attractive tiling to floor with a built-in vanity unit having storage cupboards. Back to wall WC and wash hand basin with marble-effect worktop, built-in cupboard to wall and mirror unit with downlighters. Frosted glass window to side, extractor fan to ceiling, chrome heated towel rail and loft hatch to roof space.

**Bedroom 2**

A further double bedroom with window overlooking garden, carpeted flooring with feature exposed stonework wall to one side.

**Utility Room/Bedroom 3**

A surprisingly spacious room originally being the garage and converted to a versatile room currently having units to one end with cupboards and space for washing machine and tumble dryer. However, the room lends itself to being split with the possibility of adding the third bedroom to one end by a partition wall or a further access door could be created to allow the utility room to be used at one end. Windows to two aspects, inset spotlights to ceiling having extractor fan to wall, carpeted flooring.

**Outside**

Positioned on a generous corner plot with the front benefitting from a large driveway, initially block

paved leading to a gravelled parking area, in total providing space for four vehicles, low maintenance gravel border to one side with stone perimeter. The boundary is made up of high-level fencing with raised stone borders having a range of planted shrubs, plants and bushes, outside tap provided and a timber pedestrian gate giving access to the rear garden.

**Rear Garden**

A superb feature of the property being south facing, creating a private and sunny garden all day long. Gravelled pathway around the perimeter having a raised stone retaining wall, large patio around the sunroom with gravelled borders, ideal for al fresco dining and barbecues. The well-maintained gardens laid predominantly to lawn having fenced perimeters, range of mature bushes and trees. To one corner is a very large timber potting shed having glazed windows to one side, ideal for storage or could be utilised as a workshop. Lighting around the perimeter of the property, together with electrical outlet. To one side of the garden is the more recent addition of a timber gazebo having covered roof in corrugated metal with solid timber pillars, ideal for summer dining and currently utilised as an outdoor gym while to the rear is an enclosed storage area with timber doors, lighting provided to ceiling.

**Location**

Nestling on the lower slopes and at the foot of the Lincolnshire Wolds area of outstanding natural beauty, just three or so miles from Market Rasen, Walesby is well known as a particularly scenic village with many highly individual character properties surrounded by scenic, typically English countryside.

There is a thriving community with a village hall and the village boasts two churches, the All Saints Church and St Mary's Church. The area is well known for excellent walks with the Viking way passing through the village.

Market Rasen has three markets each week with periodic farmers' markets and food auctions. The town has a variety of shops, public houses, cafes, restaurants and take-aways with a railway station on the Grimsby-Lincoln-Newark line, which then links to the main lines across the country. "Rasen" is particularly known for the National Hunt Racecourse on the outskirts. There are primary and secondary schools. The market town of Louth is 13 miles away whilst main business centres are in Grimsby (17 miles) and Lincoln (20 miles). The Humberside Airport is about 14 miles away.

**Viewing**

Strictly by prior appointment through the selling agent.

**General Information**

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage. We are advised that the property is connected to mains gas, electricity, water and drainage but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band C.



# Floor Plans and EPC Graph

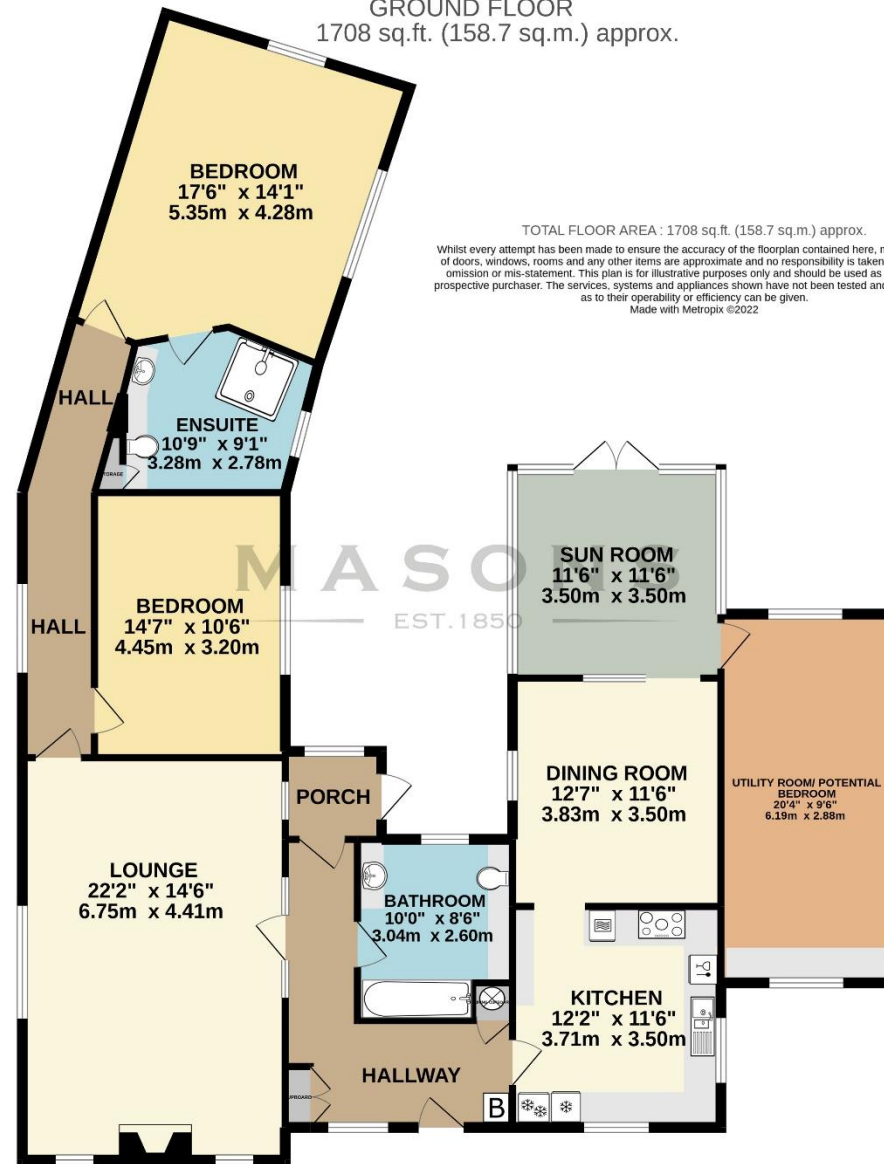
NB A PDF of the full Energy Performance Certificate can be emailed on request

GROUND FLOOR  
1708 sq.ft. (158.7 sq.m.) approx.

TOTAL FLOOR AREA: 1708 sq.ft. (158.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   C
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		



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