



The Old School House, Stainton Le Vale, Market Rasen

LN8 6HP

M A S O N S

EST. 1850

The Old School House, Stainton Le Vale, Market Rasen. LN8 6HP

01507 350500

A superb opportunity to acquire a renovation project in the highly sought-after Wolds village of Stainton-le-Vale. A charming three bedroom country cottage in need of a full scheme of modernisation situated on a large plot of 0.25 Acres (sts). Extensive south-facing gardens with views to the surrounding hills and valley, ample off-street parking and garage. Internally, the property comprises two reception rooms, kitchen and pantry while to the first floor are three bedrooms and shower room. The property is being sold as seen with no guarantee for fixtures, services and installations.



View to the west across the Vale



Directions

From Binbrook In the village centre, turn left at the T-junction and then after the bend turn right along Orford Road passing the primary school. Carry on out of the village and up the hill - ignore the first left turn along the very narrow lane in favour of the second left turn and follow this lane to Stainton-le-Vale.

Just before reaching the village, bear left at the T-junction and then carry on at the small crossroads by St Andrews Church. Take the next left turning signposted Walesby, Tealby and Market Rasen. Continue until the property is found on the right.

The Property

A charming period cottage, formerly the village schoolhouse, being of a mixture of stone and brick construction having a pitched roof with mixed covering of concrete interlocking tiles and clay pantiles, later front porch extension with outbuildings attached to the side.





The property is in need of a full scheme of modernisation and refurbishment and is showing obvious signs of damp and is sold as seen. Heating is by way of a Grant oil-fired boiler with storage tank situated in the garden (not tested). At the rear of the property by the driveway is a single garage of concrete sectional construction. The property also has uPVC double-glazed windows and doors, along with an open fire to the reception room. Drainage is to a private system which is not compliant and will need to be replaced by the purchaser within 12 months from completion.

Accommodation

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



Entrance Porch

With a part-glazed uPVC door and housing the Grant oil-fired boiler with timer controls (not tested). Wood-effect vinyl floor covering with part-glazed timber door into:

Dining Room

Centrally positioned having an open fire with tiled hearth and surround. Window to front, understairs storage cupboards and to side of chimney breast. Carpeted floor.

Sitting Room

A spacious room with window to front, carpeted floors and fireplace with timber surround and electric log-effect fire.

Kitchen

Range of base units with rolltop laminated work surfaces and single bowl stainless steel sink. Belling





electric oven with hob to top,
window to front aspect, door
through to:

Pantry

Fitted with shelving and plumbing
and electrics for washing machine.
Window to rear.

First Floor Landing

Carpeted staircase with timber
banister and spindles, window to
rear and loft hatch to roof space.
Timber doors to bedrooms and
shower room.

Bedroom 1

A large double room with window to
front giving excellent views across
the hillside. Carpeted floor and
useful built-in cupboards with
shelving to side.

Bedroom 2

Window to front, carpeted flooring.



Bedroom 3

Window to front and carpeted flooring.

Shower Room

Having shower cubicle with glazed pivoting door, thermostatic mixer with hand shower attachment, tiling to all wet areas. Wash hand basin and low-level WC. Frosted glass window to rear, wood-effect vinyl cushion flooring.

Outside

The main garden facing south having hedged perimeters, an extensive plot with mature bushes, trees and plants. Borders planted with rose bushes and predominantly laid to lawn. Useful timber garden shed and large aluminium-framed





greenhouse. Oil storage tank situated to side along with brick-built coal store and log stores. Gated access onto road.

Rear Garden

Ample off-street parking provided for multiple vehicles leading to the single garage of concrete sectional construction and having up and over door and pedestrian side access door. Mature trees to boundary and giving access to the:

Outbuildings

An extensive outbuilding attached to the side of the property having windows and timber door with further dormer window to rear. A useful space which could potentially be converted to living accommodation (subject to any necessary consents).

Location

Stainton le Vale is a village in the civil parish of Thoresway in the West Lindsey district of Lincolnshire, England. It is situated about 6 miles (9.7 km) north-east of Market Rasen and about 6 miles south-east from the town of Caistor. The village lies in the Lincolnshire Wolds, a designated Area of Outstanding Natural Beauty with some enjoyable and scenic walks. The main regional business centres are in Lincoln, around 24 miles (38.6 km) and Grimsby 14 miles (22.5 km). The Humberside airport is also around 14 miles away. In the 1086 Domesday Book the village is named "Staintone", with 39 households, land and a mill. The parish church is a Grade II listed building dedicated to Saint Andrew and dating from 1300. It was restored in 1886, and again in 1914 after falling into ruin in the 17th century.





Viewing

Strictly by prior appointment through the selling agent.

General Information

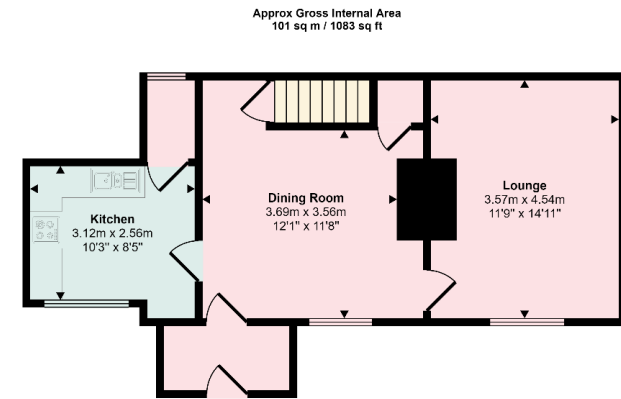
The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are included unless otherwise 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 electricity and water with a private drainage system (not compliant) and oil fired central heating (not tested). No utility searches have been carried out to confirm at this stage. The property is in Council Tax band C.

NB; We are advised by the vendors that the property is subject to covenants as part of the sale details of which are available on request.

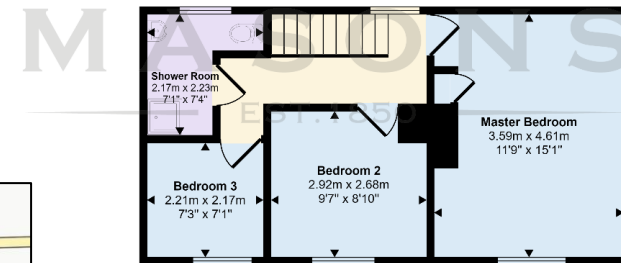
Floor Plans, Location Plan and EPC Graph

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

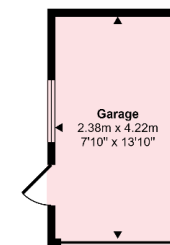
Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		



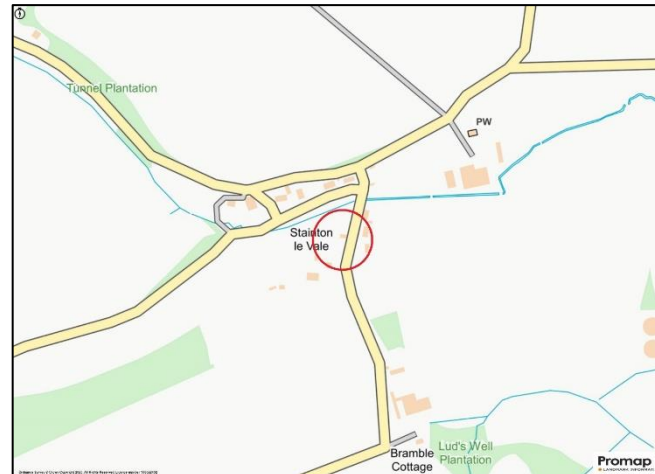
Ground Floor
Approx 49 sq m / 530 sq ft



First Floor
Approx 41 sq m / 445 sq ft



Garage
Approx 10 sq m / 108 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Important Notice

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- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of Messrs Masons, Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property; (iv) No responsibility can be accepted for any costs or expenses incurred by intending purchasers or lessees in inspecting the property, making further enquiries or submitting offers for the property.

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