

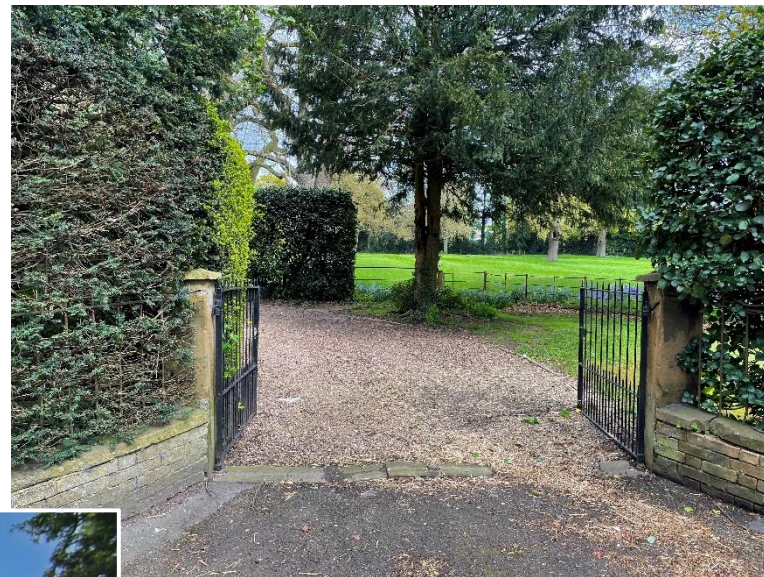


THE ELMS
MARKET RASEN LN8 3JW

M A S O N S
EST. 1850

THE ELMS, GAINSBOROUGH ROAD, MARKET RASEN, LINCOLNSHIRE LN8 3JW

A substantial and extremely handsome, detached, Grade II Listed Georgian house with spacious office wing or annexe standing beautifully in parkland grounds of 7.5 acres (STS) together with garage and a substantial outbuilding benefitting from a 3-phase electricity supply, all located just a few paces from the town centre of Market Rasen. A separate detached 2-bedroom cottage presently let on a periodic tenancy, together with further vacant outbuildings and pastureland adjacent totalling a further 12.8 acres (STS) can also be purchased by the buyer of The Elms, subject to negotiation.



Directions

The property is secluded and not readily seen from the road but can easily be found just a short distance to the west of Market Rasen town centre, along the A631. There are two entrances to the property. The front drive with wrought iron gates leads to the front door. The back entrance is stone pillared with 5-bar gates onto a driveway to the large barn/workshop, the office wing or annexe and the rear entrance into The Elms.



ABOUT THE ELMS.....

The Elms is a Grade 2 Listed detached Georgian residence and the Listing describes the house as dating back to the early 19th Century. The external brick-built walls are a warm buff colour and the hipped, pitched roof has projecting eaves with a slate covering, having been stripped, felted and re-covered in more recent years. The principal windows are large sashes with multi-pane glazing bars including ground floor windows with 15 lights and 2 steps to the garden, each window in a slightly projecting bay with a shallow stone pediment over. The main east façade is double fronted with the central door, again in a slightly projecting bay with pediment above. The single sashes on each side have 15 lights and steps to the garden. Heating is by a gas central heating system supplemented by open fires in feature fireplace surrounds.

In the 1980's, a substantial single-storey extension was constructed on the north side of the original house, with cavity walls faced in buff brickwork and a mainly hipped, concrete tiled roof complementing the style and materials of the original building. The extension has 15 light sash windows on the east elevation, blending seamlessly to the house. The new wing has an independent gas central heating system, partial secondary glazing and well-arranged rooms – designed as a head office complex for the owner's business at the time. The rooms are ideal for a similar ongoing use or could convert into a potential substantial annexe or holiday letting accommodation, subject to any necessary consents.



ACCOMMODATION

(Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale, and for the purpose of our description below the east elevation facing the circular driveway is deemed to be the front elevation of the house)

Ground Floor

Entrance Porch

With projecting brick surround, wisteria to the side and above, ceiling light and part-glazed double doors with ornate multi-pane glazed fanlight over, opening into the:

Entrance Hall

An elegant reception area with radiator, coved ceiling and white moulded six-panel doors in wide architraves to the front reception rooms. A flagstone floor extends through a large, square archway framed in white with large scroll brackets into a:

Central Hallway

A magnificent spiralling staircase sweeps upwards to the first-floor rooms with a white painted balustrade and hardwood polished handrail shaped to a scroll over the base newel post. Wall-mounted antique bell, moulded coving, white six-





panel door with wide architraves to the cloakroom and study and step up through a framed, tall archway to an inner lobby which leads to the dining room and via a complementary further arch, to an inner hallway.

Cloakroom

With flagstone floor, radiator and an unusual part-sloping and split-level ceiling with arched, high-level window to the upper section and a lower window. Built-in double door cloaks cupboard and vanity wash hand basin set into a roll-edge surround with mirror back, two-branch light over and cupboards beneath. Four-panel door to the Cloaks/WC beyond with a white low-level WC and a light-coloured corner wash hand basin; radiator.



Drawing Room

A light and airy room with tall fifteen-pane sash window from floor level to the front and side elevations. Ceramic-tiled fireplace with projecting hearth, white pillared surround and open grate. Radiator, picture rail and lovely views over the side garden to the south and across the driveway approach to the main entrance.





Sitting Room

Large fifteen-pane sash windows from floor level to the front and side elevations allowing light to flood into this room whilst presenting superb views across the parkland grounds and gardens. Moulded coving and picture rail, two radiators, ceiling light point and two ceiling spotlights by the chimney breast. Recessed brick fireplace for a dog grate, with shaped canopy and a polished, carved timber surround. Connecting door through to the north wing.

Study/Snug

Positioned at the south side of the house with fifteen-pane sash window from floor level. A room of interesting shape with an angled wall and an angled, recessed bookcase with framed surround flanking the sealed fireplace with marble surround. Radiator, picture rail and moulded coving to the ceiling.

Dining Room

An impressive room for entertaining, of very generous proportions with four fifteen-pane sash windows from floor level positioned around three elevations, deep, moulded coving to the ceiling and a large, framed mirror panel to one side. Three radiators and a cast iron Period fireplace set into a white pillared surround with tall, moulded frame and an over-mantel mirror. White four-panel door to recessed cupboard adjacent. Ceiling light point and four wall light points. Connecting four-panel door to the:





Breakfast Kitchen

An L-shaped room with an extensive range of wood-fronted units comprising base cupboards and drawers with work surfaces on split levels around one of the two twelve-pane rear sash windows. Wall cupboard units, ceramic-tiled splashbacks, recess for upright fridge freezer and tall unit with electric built-in oven, together with a recess above for a microwave oven. Ceramic four-plate hob and faced cooker hood over. Double bowl, stainless steel single drainer sink unit, space and plumbing for dishwasher, two ceiling light points and radiator in a case with bookshelves above. Terracotta tiled floor and double-glazed patio doors onto the enclosed courtyard adjacent. Fifteen-pane glazed door to the inner hallway and four-panel door to the:

Rear Lobby

With terracotta tiled floor, radiator and part-glazed six-pane door with step down to the courtyard outside.



Inner Hallway

With a second staircase having lower kite-winder steps and a white painted, pillared balustrade to the first-floor accommodation. Recessed cupboard and door with steps down to the cellars.

Utility Room

A practical room with terracotta tiled floor, roll-edge work surface with single drainer, stainless steel sink unit inset and spaces beneath for a tumble dryer and together with plumbing for a washing machine. Twelve-pane sash window, wall shelves, meat hooks to the ceiling and radiator.

Cellars

A brick and stone staircase leads down from the inner hallway to four brick-vaulted cellars linked by openings and having electric power supply and lighting, together with staging for wine storage and a quarry-tiled floor. The Ideal Concord gas central heating boiler is located in the central cellar.

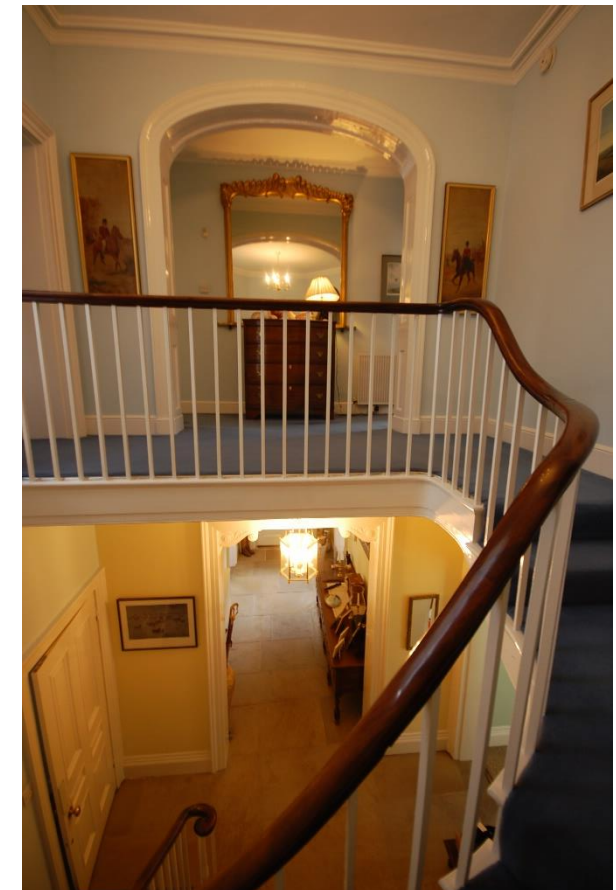
First Floor

The main staircase leads up to a principal **Gallery Landing** while steps branch off from the main staircase through a shaped archway to a **Rear Landing**.

A large sash window on the side elevation allows light to flood over the staircase and gallery, where the pillared balustrade extends around the stairwell. There is a wide, panelled, shaped archway in white paintwork, a radiator and four-panel doors leading off to the two front bedrooms. Coved ceiling with chandelier point above the staircase. Further four-panel door and wide, framed surround to the:

Washroom

White suite of low-level WC against painted wall panelling and a bracket wash hand basin with ceramic tile splashback. Shaped archway, coved ceiling, wall light point and arched sash window with part-coloured panes on the west elevation.





Bedroom 1

A spacious double bedroom with twelve-pane sash window to the front and side elevations presenting superb views across the grounds. Radiator, picture rail, coved ceiling with ceiling light point and two wall light points. Small cast iron fireplace with decorative brass canopy and stone pillared surround. Lobby off with double doors to a large, shelved linen cupboard with light and doors off to the ensuite bathroom and dressing room.

Ensuite Bathroom

White suite and part-ceramic-tiled walls on all sides. Panelled bath with shower fittings, glazed screen and thermostatic shower mixer unit over, connected to a handset and fixed drench head. Pedestal wash hand basin and low-level WC. Combined chrome heated towel rail and radiator. Mirror-fronted illuminated cabinet. Three-branch ceiling spotlight, extractor fan and door to high-level recessed cupboard.





Ensuite Dressing Room

An attractive room equipped with open-fronted clothes hanging units and drawers beneath, together with store cupboards above. Further built-in drawers and dressing table over. Large wall mirror, radiator, ceiling light point and twelve-pane sash window to the front elevation presenting lovely views over the gardens.

Bedroom 2

A large double bedroom (or twin bedroom, as at present) with coved ceiling, radiator and two ceiling light points. Cast iron fireplace in a tiled and marble pillared surround with painted frame and mantel. Another dual aspect room with twelve-pane sash window to the east and south elevations, again commanding some fine views over the grounds and main approach driveway. Connecting four-panel door to the:





Ensuite Bathroom

An excellent size with a Jack and Jill connecting door to the ensuite shower room of bedroom 3. Coloured suite comprising low-level WC, vanity wash hand basin and panelled bath with a thermostatic shower mixer unit and handset, together with glazed screen. The washbasin is set into a white surround with base cupboards and a large mirror over, together with tube light above. Twelve-pane sash window on the south elevation, picture rail and radiator.

Bedroom 3

A spacious double bedroom with a built-in range of double wardrobe, base cupboards and drawers beneath a wash hand basin with light and mirror over. Range of high-level storage cupboards above. Small cast iron fireplace set into a stone surround and white six-panel connecting door to the en suite shower. Twelve-pane sash window to the south and west elevations. Picture rail, coved ceiling and two ceiling light points.

Ensuite Shower

With Jack and Jill connecting door as previously mentioned, to the ensuite bathroom of bedroom 2. White ceramic-tiled shower cubicle with glazed screen door and an electric shower unit with handset on wall rail. Three-branch ceiling light and extractor fan. Bedroom 3 is accessed from the:





Rear Landing

With a moulded six-panel door opening onto a staircase leading to the upper floor and steps down with white pillared balustrade adjacent, to a lower level with access from the secondary staircase below and white four-panel doors leading off to bedrooms 4 and 5 and bathroom 2.

Bedroom 4

Another attractive bedroom with multi-pane sash window to the north elevation, radiator and coved ceiling. Built-in double wardrobe with cupboards over and connecting doors to bedroom 5 and:



Bathroom 2

With a coloured suite maintained in excellent condition and comprising a panelled bath having twin grips, a pedestal wash hand basin and low-level WC. Ceramic-tiled splashbacks surround the bath and wash basin; wall mirror and shaver light. Multi-pane casement window to the north elevation and radiator. Built-in airing cupboard.

Bedroom 5

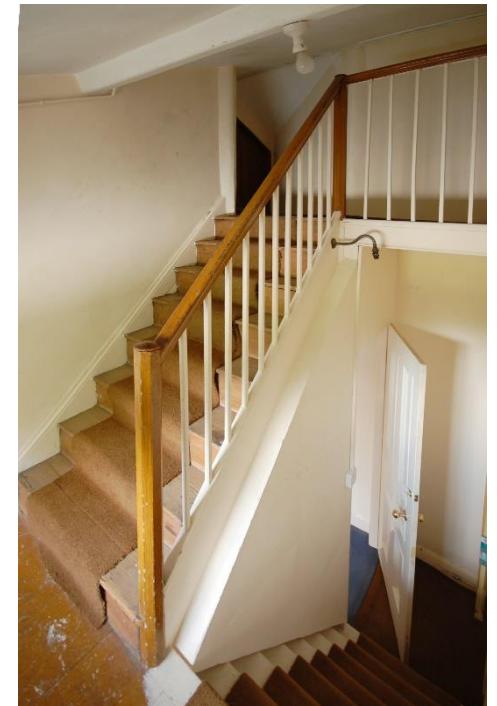
An attractive bedroom on the west side of the house with a Period cast iron fireplace set into a white painted, pillared surround with mantel shelf. Adjacent, there is a white-painted base cupboard with moulded door and bookshelves above. Radiator, casement window to the west elevation and glazed door to bedroom 4.

From the inner rear landing a white 6-panelled door opens onto an attic staircase which leads up to a:

Half Landing with old fashioned decorative fire extinguisher on the wall, window adjacent and stairs continuing with pillared balustrade and shaped pine handrail to an upper door access into the roof void. The half landing has doors off to a store cupboard and an angled white 4-panel door to the:

Attic Room

Presently used for storage with rear skylight window, side window, part-sloping ceiling, radiator and wall light.



NORTH WING

The north wing is connected to the main house via a cloakroom between the main office and the sitting room of the house but there is an independent entrance for the north wing on the west side of the building, set into an arched porch following the line of the complementary arches along the west elevation of the house. Here, a part-glazed door is surrounded by double-glazed panes and opens into an:

Entrance Lobby

With vinyl tiled floor, wall lantern and four-panel doors leading to a hallway and the:

Kitchenette

Single drainer, stainless steel sink unit over a white base unit, work surface adjacent with tiled splashback, vinyl tiled floor and multi-pane casement window facing the courtyard and north elevation of the house. Recently renewed gas central heating boiler and digital wall programmer for the north wing accommodation. Built-in store cupboard.

Six-panel door from the entrance hall to the:

Office/Lobby

On split levels with three shallow steps between, ceiling light and trap access to the wing roof void. Six-panel doors lead off to the main office and board room, three further offices and the cloakroom/WC, all as described below.





Cloakroom/WC

With a white suite comprising a low-level WC and pedestal wash hand basin with ceramic-tiled splashback, together with mirror over. Towel rail, tiled floor and multi-pane casement window on the south elevation with obscure glazing.

North Office 1

A good size with radiator, two diffused strip lights and two multi-pane casement windows on the north elevation. Connecting six-panel door to:

North Office 2

With radiator, two multi-pane casement windows to the west elevation and third casement window to the north elevation.

South Office

With radiator, diffused strip light and multi-pane casement window on the south elevation.





Main Office and Board Room

An extremely impressive room which is particularly light and airy by virtue of three large, fifteen-pane sliding sash windows with secondary glazing from floor level to the east elevation and two pairs of eight-pane French doors on the north elevation. These also provide some lovely views across the gardens and parkland grounds. There is built in French polished furniture comprising a range of base cupboard units with polished surfaces over and two glazed display or book cabinets, together with centre shelving and moulded cornice.

Matching range of base cupboard units built into the corner and wall-mounted, angled corner cupboard with moulded cornice. . There are pelmets with concealed lighting above the windows and French doors, ceiling ventilation points and the wall above the door to the lobby, together with four double wall lights. Central heating thermostat. Door leading through to a cloakroom and cloaks/WC which links the north wing with the main house.

Cloakroom

Spacious, light and airy with a feature arched, double-glazed window from floor level, having pelmet for curtain above, arched wall alcove with picture light and further semi-arched wall alcove above a vanity wash hand basin with a coloured bowl set into a marble-style surround and cupboards beneath. Ceiling spotlight, radiator and connecting door to the sitting room of the main house and further white six-panel door to the **Cloakroom/WC** with a white, low-level WC, casement window to the west elevation, wall mirror with tube light over and high-level electricity consumer unit.



Outbuildings

(Approximate dimensions are again shown on the floor plans which are indicative and not to specific scale.)

Workshop/Barn

A substantial, versatile building of braced steel portal frame construction covered in insulated profile sheet panning with four skylight panels, strip lighting and power points. Access through two tall sliding doors at the front. This building was employed for boat-building in the past and a sailing yacht hull was successfully built here. There is a three-phase electricity supply and a built-in inspection pit. As shown in the upper photograph adjacent, a keel from a sailing boat has been set into the adjoining grass paddock as a sculpture paying homage to the building's history.

Timber-built Double Garage.





THE GROUNDS

There are two gated entrances to The Elms.

The easternmost, front entrance has a brick walled entrance bay set into high screen hedges with stone pillars and double wrought iron gates opening onto a gravelled driveway which is initially screened by an inner hedge from the house and gardens. The house and beautiful grounds are then revealed as the drive opens out to form an approach to the main elevation, culminating in a circular surround to the parterre of geometric box hedge constriction with centre shrubs set before the front door.

The second, westernmost, back entrance has substantial stone pillars and double 5-bar gates opening onto a tarmac paved driveway, again initially screened by hedges, trees and shrubs interspersed with spring bulbs. This driveway leads around the rear of the house, giving access to the large workshop/barn, garage and sweeping back round to the entrance into the office/annexe wing, and the rear entrance into the main house from the courtyard. The drive extends along the side of the barn to give access to the buildings, land and cottage described below as available by separate negotiation. A right of access will be retained for The Elms over the land beyond the north boundary as far as the field gate into the parkland. On the west side of the driveway is a grass paddock with fenced surround.





Back/west drive



Front/east drive





A large formal lawned garden extends from the house to the south and east and is mainly laid to lawn with old fashioned metal post and rail fencing to the parkland beyond. There are well stocked shrubbery beds and borders, and an array of spring bulbs emerges annually around the gardens.

The grass parkland extends to the east and north, interspersed with some beautiful mature specimen trees culminating in a high screen hedge and the grounds are screened at the front by high close-boarded fencing together with established trees and hedges. Facing the house and positioned to enjoy the afternoon and evening sun, is a stone-built arbour with curved stone flanking walls. Between the main house and side wing there is a sheltered courtyard entered through shaped brick archways with a brick herringbone floor and ideal for flowerpots, tubs and baskets. Brick steps lead up to the lobby into the dining-kitchen.



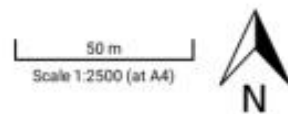








PROPERTY PLAN



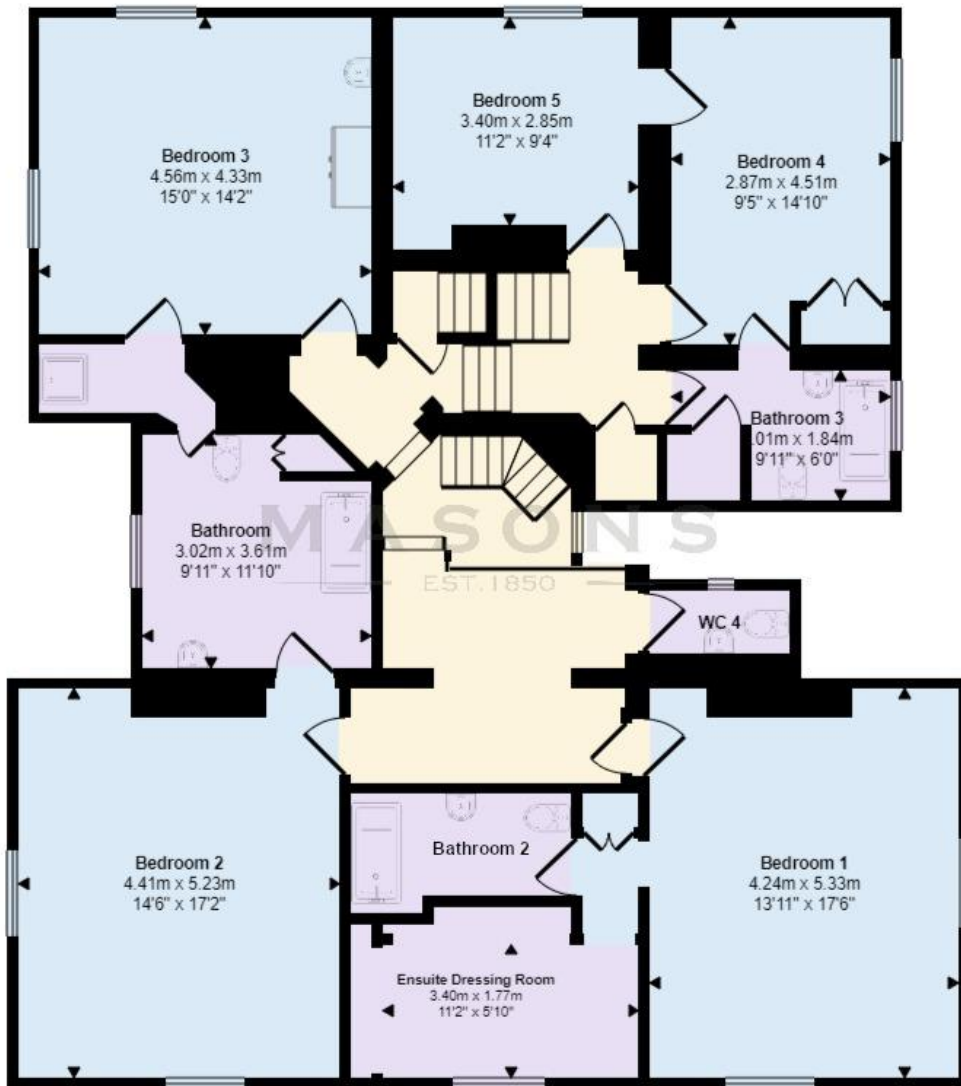
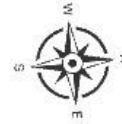
FLOORPLAN – THE ELMS – GROUND FLOOR



Ground Floor
Approx 283 sq m / 3044 sq ft

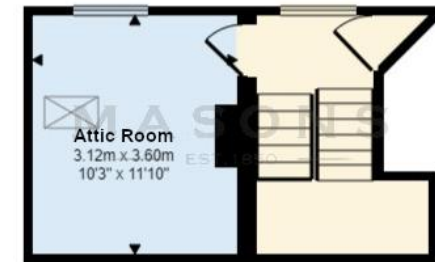
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

FLOORPLANS – THE ELMS – FIRST FLOOR, SECOND FLOOR AND CELLARS



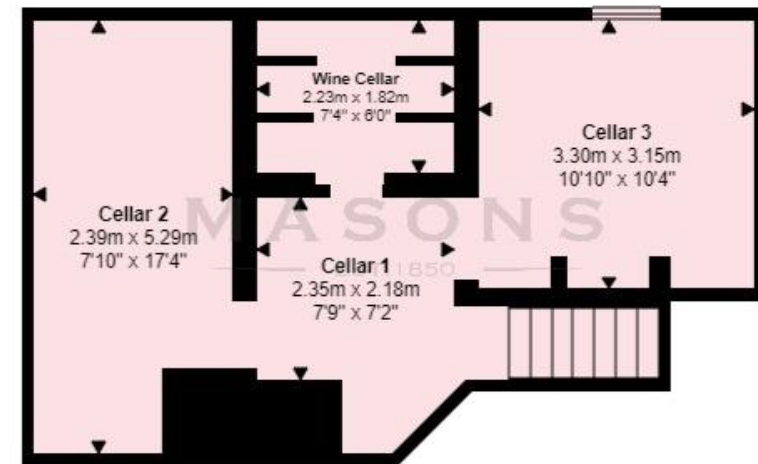
First Floor
Approx 163 sq m / 1753 sq ft

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Second Floor
Approx 20 sq m / 216 sq ft

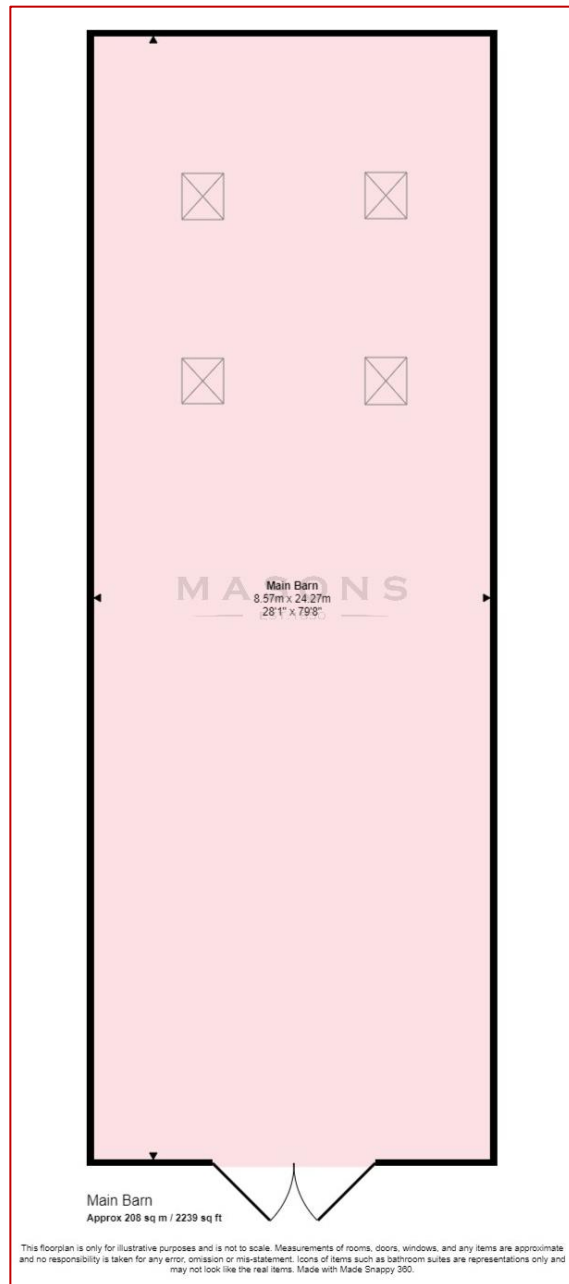
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Cellar
Approx 40 sq m / 429 sq ft

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FLOORPLAN — THE MAIN BARN/WORKSHOP



BY SEPARATE NEGOTIATION

The purchaser of The Elms will have the opportunity to purchase:

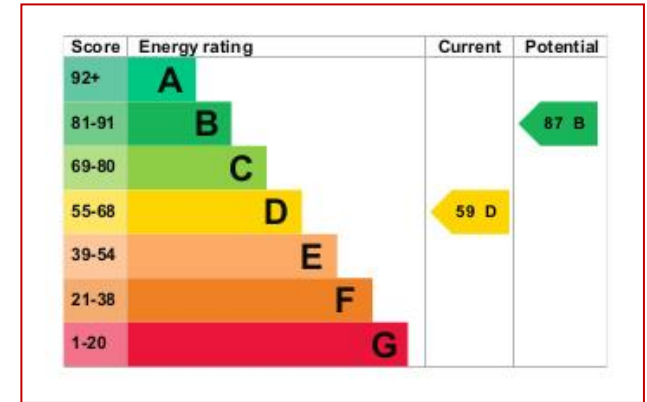
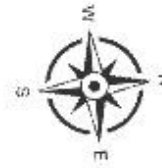
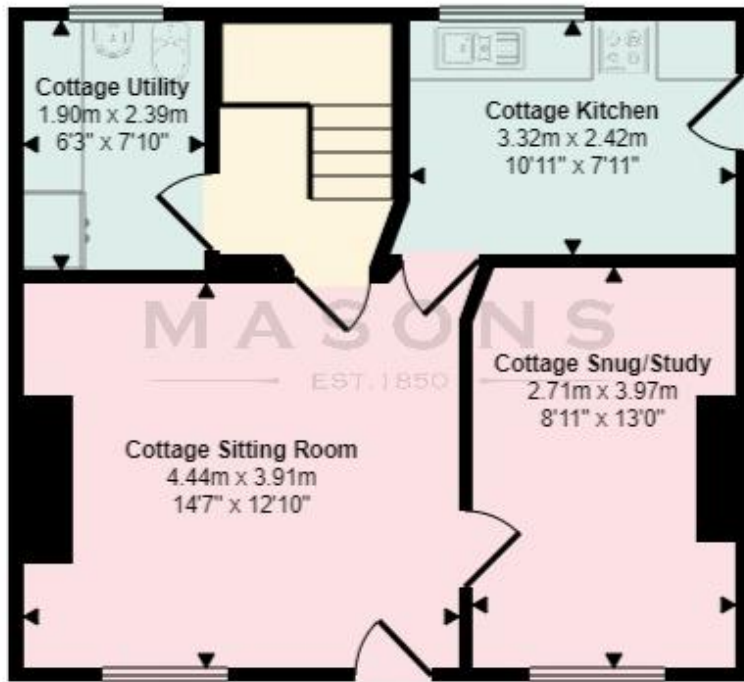
The detached estate cottage known as Park House Cottage, two long barns and additional land – all totalling around 12.8 acres (STS) and bounded by the meandering River Rase on the north side and to the east. (Total area edged in blue on plan A below).

The cottage is currently let, and the assured shorthold tenancy has now reverted to a periodic tenancy. Part of the land extends eastwards from the cottage forming a grass paddock enclosed by a stand of mature trees along the riverbank and the north boundary hedge of The Elms' parkland

The remaining land comprises a large field of pasture to the west with a separate field gate access and a public pathway leads from south to north along the eastern boundary of the field. Access to the cottage and outbuildings is through the west entrance of The Elms and along the drive passing the main barn.

The floorplans of the cottage and two large barns are provided below with approximate dimensions as the plans are indicative and not to specific scale.

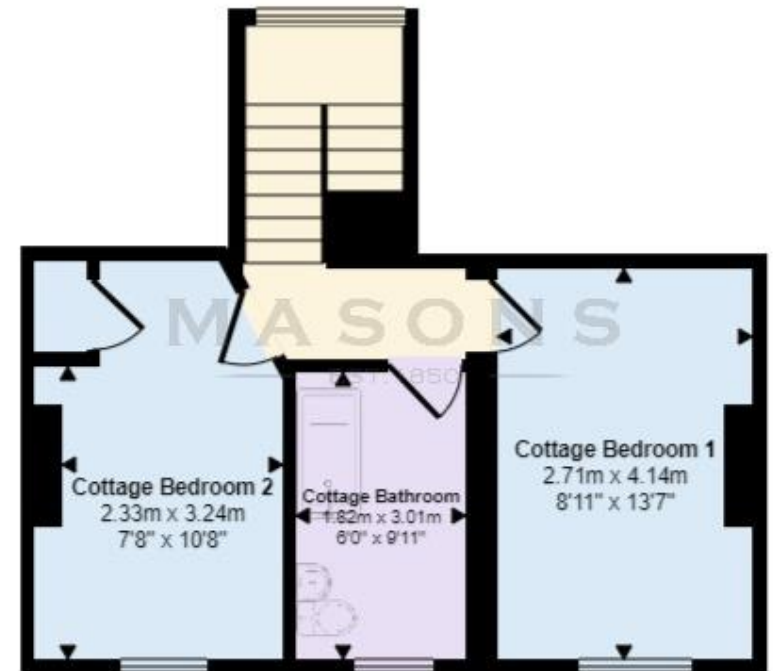




Cottage
Approx 47 sq m / 510 sq ft

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FLOORPLANS AND EPC GRAPH PARK HOUSE COTTAGE



Cottage First Floor
Approx 37 sq m / 396 sq ft



Viewing:

Strictly by appointment through the selling agent.

Location

Market Rasen stands to the west of the Lincolnshire Wolds with town centre buildings mainly dating from Georgian and Victorian times, together with a market square positioned by the restored Mediaeval Church of St. Thomas.

Markets have been held for hundreds of years and there are now weekly markets including an auction of produce. The High Street has a variety of shops, pubs, cafes etc. The town is famous for the Racecourse and the Market Rasen Golf Club with its challenging heathland course. The De Aston secondary school was founded in 1863 and is now an academy. There are numerous primary schools in the surrounding villages and the Market Rasen C-of-E primary school in the town. Louth (15 miles), Lincoln (16miles), Grimsby (23 miles), M180 and Humberside Airport (17 miles) There is the valuable benefit of a railway station in Market Rasen, linked to the National Rail Network.

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. Floor coverings and blinds at the property will be included in the sale.

Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage. Rights of way and easements for services will be created if the different elements of the property are sold separately. 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 G.

MASONS
EST. 1850

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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.

