



The Station House, Moortown

GUIDE £275,000



The Station House, Station Road, Moortown, Lincolnshire, LN7 6HZ

DESCRIPTION

This impressive Victorian former Railway Station has been lovingly renovated to provide spacious family accommodation which retains much of the original character. The original Station House was built around 1850 by the Manchester Sheffield Railway Company, Moortown Station was the nearest station to Caistor and was known at that time as 'Moortown for Caistor'. The station was closed in the 1960's but the line remains open as a link between Lincoln and Grimsby.

The property was tastefully converted to a family home in the mid 1980's but has retained many outstanding features including tall chimneys, mullioned window sills and stone finials. However, modern tastes have been provided for with thoughtfully replaced hardwood sealed window units, tasteful decoration and a full oil fired central heating system. The accommodation now comprises: four Reception Rooms (including the original Waiting Room, Ticket Office and Station Master's Room), together with fitted Kitchen, Utility, Cloakroom, Study, five Bedrooms, two of which are En-Suite and Family Bathroom. Outside there is an extensive flagged patio area on to the garden and a substantial detached Garage with twin doors and inspection pit.

The property was previously run as a Bed and Breakfast business and offers considerable scope to a prospective purchaser for this or other business use, subject to the necessary planning permission.

LOCATION

The Station House is located on the B1205 between Moortown and Nettleton on the edge of the Lincolnshire Wolds, an 'Area of Outstanding Natural Beauty'. The property lies approximately three miles from the historic market town of Caistor where there is a well respected Grammar School, shopping facilities, public house, restaurant, Chapel and Church. The property lies between the larger towns of Brigg and Market Rasen where there are more comprehensive facilities and eleven miles from Humberside International Airport. The major towns of Grimsby and Lincoln are sixteen miles and 24 miles respectively and there is easy access on to the M180 motorway and main line railway stations at Market Rasen and Barnetby.



ACCOMMODATION

Entrance Hallway

Original half glazed entrance door and furniture with light over, stairs to First Floor, understairs cupboard, radiator.

Reception Room

Window to the rear elevation, double radiator, log burning stove in original fireplace, fireside cupboards and drawers.

Reception Room (Former Ticket Office)

Bay window to the front elevation with storage beneath, two double radiators, original door and furniture to covered verandah and station platform, original ticket office window, Station Master's desk with drawers and cabinet, fireplace with inset grate on tiled hearth with black timber surround, high level cupboard, delft shelving.

Reception Room (Former Waiting Room)

Windows to two elevations - one with original ticket opening, original timber door and furniture to covered verandah and station platform, radiator, original window to Ticket Office, fireplace with inset grate on tiled hearth with timber surround.

Kitchen

Windows to two elevations, tiled floor, double radiator, delft shelving, part tiled walls, range of medium oak effect high, full length and low level timber and glazed fronted cupboard and drawer units with work surfacing over incorporating single drainer stainless steel sink and extractor hood.

Pantry

Tiled floor, plumbing for automatic washing machine and venting for tumble dryer, shelving.

Utility

Door and window to the rear elevation, tiled floor, 'Euro Star' oil fired central heating boiler.

Cloakroom

Opaque window to the rear elevation, tiled floor, w.c with high flush cistern, handbasin.

Reception Room (Former Station Master's Room)

Window to the front elevation, double radiator, polished timber floor, cast fireplace on tiled hearth with matching fender, stairs up to:

Bedroom Five (Former Ladies Waiting Room)

Window to the front elevation, original entrance door and furniture to station platform, radiator, range of fitted mirror fronted wardrobes with cupboards over.

En-Suite Shower Room

Window to the rear elevation, part tiled walls, radiator, 'Manrose' extractor, enclosed shower with 'Triton Bezique II' electric shower unit, pedestal handbasin, close coupled w.c.

Study

Believed to be the original Pantry, with window, radiator, tiled floor and shelving.

First Floor

Landing

Hipped ceiling with exposed beams, window to the rear elevation

Bedroom One

Window to the side elevation, hipped ceiling, double radiator, built-in pine fronted two double and single wardrobes.

En-Suite Shower Room

Tiling to the splashbacks, heated towel rail, enclosed shower cubicle, vanity handbasin with cupboards beneath, close coupled w.c.

Bedroom Two

Window to the front elevation, double radiator.

Bedroom Three

Window to the front elevation, double radiator.

Bedroom Four

Window to the rear elevation, double radiator.

Bathroom

Window to the rear elevation, part tiled walls, enclosed shower cubicle, pedestal handbasin, w.c., double cupboard.

OUTSIDE

The property is approached through double timber entrance gates over a tarmacadam entrance drive which leads to a parking area for several cars. The rear garden is mainly laid to lawn with specimen shrubs and is retained by stone walling. There is an Avery and Greenhouse which are included in sale.

To the side of the Station House is a substantial brick Garage (3.70m x 5.66m), originally the Parcel Shed, with double timber doors and double glazed window, power and light are connected. The garage has a pit and the Car Ramp is available by separate negotiation.

To the right of the Garage is the former timber Clerks Office (3.58m x 6.06m) which although in need of some attention is a useful additional space, suitable for a variety of uses, with windows to the side and doors to the front and rear elevations.

Adjoining the rear of the property is an extensive raised flagged patio area.

There are walkways around the property leading to the front platform area with verandah.







GENERAL REMARKS and STIPULATIONS

Tenure and Possession: The Property is freehold and vacant possession will be given upon completion with no upward chain.

Council Tax: We are advised by Lincolnshire Council that this property is in Band D.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

Agents Note: Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

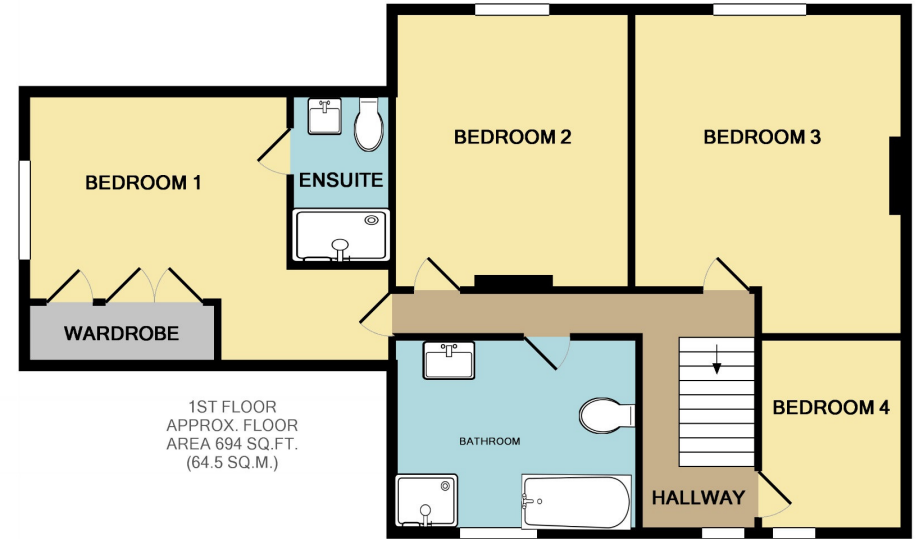
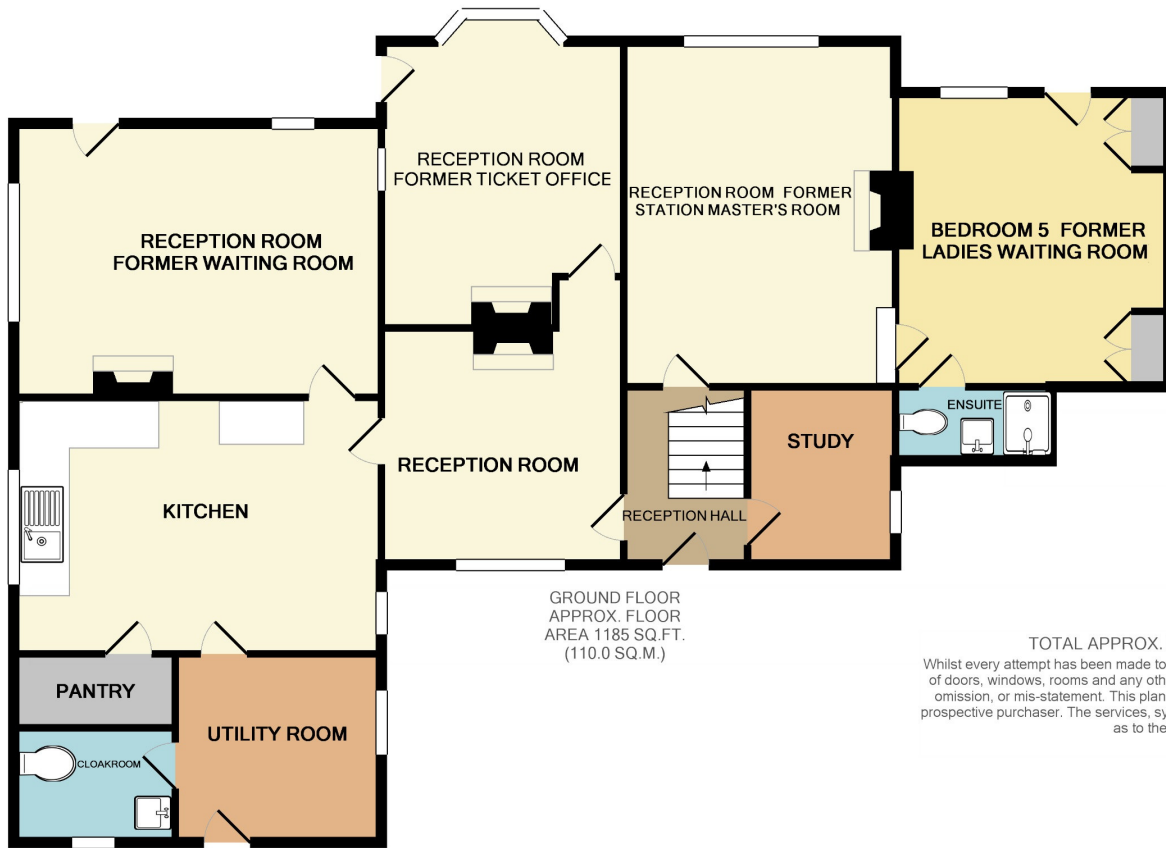
Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am - 12.30pm.

Viewing: Please contact the Brigg office on 01652 654833.

Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Brigg - 01652 654833.

These particulars were prepared in March 2018.





TOTAL APPROX. FLOOR AREA 1879 SQ.FT. (174.5 SQ.M.)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	35	40
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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