



## Homedale, Well Street

Bishop Norton, Market Rasen, LN8 2AZ

**£425,000**

This is an updated and refurbished farm house located within the popular rural village of Bishop Norton, which lies to the east of the A15. The property has been greatly improved by the owners and offers spacious living accommodation to comprise of Reception Hallway, Lounge, Dining Room, Play Room, Office/Study, Rear Hallway, Utility Room/WC, Sitting Room/Breakfast Room, Farm House Style fitted Kitchen and a First Floor Landing leading to two Bedrooms, Bathroom and a Landing leading to two further Bedrooms. There is an En-suite to Bedroom 1. Outside the property is approached via a five bar gated driveway providing ample off road parking, double garage, stable and barn (which has had slight modernisation) to offer three good sized storage units and stairs rising to a converted loft storage area with adjacent room. To the rear of the property there is a paved seating area, flowerbeds, vegetable plots and a lawned garden which backs onto farmland. Viewing is highly recommended.







#### **SERVICES**

All mains services available. Oil fired central heating.

#### **EPC RATING – C.**

#### **TENURE - Freehold.**

#### **VIEWINGS - By prior appointment through Mundys.**

#### **DIRECTIONS**

From our Market Rasen office proceed west along the A631 towards Gainsborough, go through the village of Glentham and exit the village along Bishop Norton Road. Proceed along Bishop Norton Road for some time taking you into the village of Bishop Norton. Once in the village of Bishop Norton bear right onto Well Street, proceed along and the property can be located on the right hand side.

#### **LOCATION**

Located within the rural village of Bishop Norton. The village is approximately 8 miles north-west from the market town of Market Rasen, and is close to the A15 road which gives easy access to the Lincoln and Scunthorpe. Bishop Norton is a picturesque rural village with nearby facilities available in the villages of Waddingham and Kirton in Lindsey.





### RECEPTION HALL

With glass panelled door to the front aspect, stairs to the first floor landing, radiator, doors to the lounge and dining room and wooden flooring.

### LOUNGE

13' 11" x 12' 7" (4.24m x 3.84m) , with double glazed wooden sash window to the front aspect, radiator and open fireplace with decorative surround and marble heath.

### PLAY ROOM/FAMILY ROOM

8' 8" x 17' 0" (2.64m x 5.18m) , with double glazed glass panelled door to the rear aspect, wooden flooring, shelving and door to the office/study.



### STUDY/OFFICE

8' 0" x 8' 6" (2.44m x 2.59m) , with double glazed wooden window to the rear aspect, tiled flooring, radiator, doors to the rear hallway and dining room.

### DINING ROOM

12' 6" x 14' 1" (3.81m x 4.29m) , with double glazed wooden sash window to the front aspect, wooden flooring, radiator, multi-fuel burner with tiled hearth, beams to the ceiling and door to the sitting room/breakfast room.

### REAR HALLWAY

With doors to the office/study and utility room/WC and glass panelled door to the sitting room/breakfast room.



### UTILITY ROOM/WC

8' 5" x 5' 2" (2.57m x 1.57m) , with WC, wash hand basin, tiled flooring, space for automatic washing machine, floor mounted oil fired central heating system, hot water tank and shelving.

### BREAKFAST ROOM/SITTING ROOM

19' 5" x 9' 7" (5.92m x 2.92m) , with double glazed wooden window and stable door to the front aspect, double glazed wooden window to the rear aspect, tiled flooring, radiator and a covered well and door to kitchen.



### KITCHEN

10' 5" x 17' 2" (3.18m x 5.23m) , with vaulted ceiling, double glass panelled sash windows to the rear aspect, double glazed window to the front aspect, tiled flooring, beams to the ceiling, original feature iron stove, spaces for fridge freezer and a Range cooker, fitted base units and drawers with work surfaces over, Belfast sink and wooden drainer, breakfast bar and wall mounted units with complementary tiling below.





## FIRST FLOOR LANDING

With doors to two bedrooms and bathroom.

## BATHROOM

6' 1" x 5' 4" (1.85m x 1.63m) , with double glazed window to the rear aspect, tiled flooring, partly tiled walls, suite to comprise of bath with shower attachment, WC and wash hand basin with vanity cupboard, towel radiator and extraction fan.

## BEDROOM 3

10' 5" x 8' 7" (3.18m x 2.62m) , with double glazed wooden window to the front aspect and radiator.

## BEDROOM 4

9' 10" x 8' 10" (3m x 2.69m) , with double glazed wooden window to the side aspect and radiator.

## FURTHER LANDING

With double glazed wooden sash window to the front aspect, radiator, doors to two further bedrooms and access to the roof void.

## BEDROOM 1

12' 5" x 12' 4" (3.78m x 3.76m) , with double glazed wooden sash window to the front aspect, fitted wardrobe and bedroom furniture and a radiator.

## EN-SUITE

6' 10" x 8' 10" (2.08m x 2.69m) , with double glazed wooden sash window to the side aspect, suite to comprise of bath, shower, WC and wash hand basin, extractor fan, feature brick wall and radiator.

## BEDROOM 2

12' 5" x 14' 0" (3.78m x 4.27m) , with double glazed wooden sash window to the front aspect and radiator.

## OUTSIDE

To the front of the property there is a gated brick driveway providing ample off road parking. To the rear of the property there is paved seating area, decorative gravelled beds, raised paved seating, lawned garden with flowerbeds, mature shrubs and trees and vegetable plots with tunnel for growing vegetables.







## THE BARN AND STABLE

### BARN LOFT ROOM

18' 0" x 12' 6" (5.49m x 3.81m) , with stairs to the ground floor, two Velux windows, wooden flooring and door to the store room.

### BARN STORE ROOM

12' 8" x 9' 8" (3.86m x 2.95m) , with Velux window to the rear aspect and feature brick wall with wall lights.

### LOWER BARN STORE 1

12' 8" x 7' 5" (3.86m x 2.26m) , with doors to the front and side aspects, power and lighting.

### LOWER BARN STORE 2

12' 3" x 8' 7" (3.73m x 2.62m) , with door to the front aspect, power and lighting.

### OPEN STORE

12' 3" x 9' 4" (3.73m x 2.84m)

### STABLE

15' 3" x 14' 6" (4.65m x 4.42m) , with stable door to the front aspect.

### DOUBLE OPEN GARAGE

21' 8" x 13' 5" (6.6m x 4.09m) , with open doorways to the front aspect and beams to the ceiling.



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### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

### NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

### GENERAL

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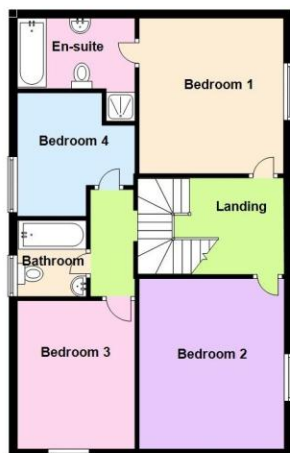
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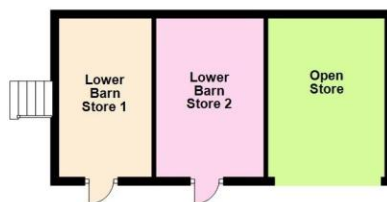
**Ground Floor**



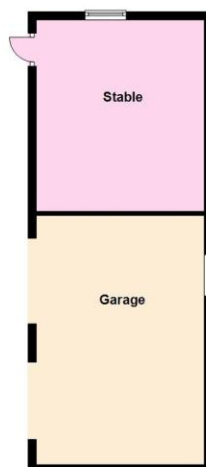
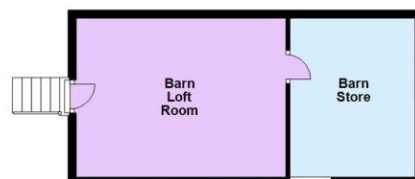
**First Floor**



**Barn - Ground Floor**



**Barn - First Floor**



**For illustration purposes only**

**22 Queen Street  
Market Rasen  
LN8 3EH**

**www.mundys.net  
residential@mundys.net  
01673 847487**

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.