



5 Cow Lane, Tealby, Lincolnshire, LN8 3YB

Offers over £575,000

A delightful extended detached stone and brick Cottage, occupying an elevated position in the highly sought after Lincolnshire Wolds village of Tealby. The original cottage has been renovated and extended by the current owners to provide a large living kitchen and first floor accommodation, whilst retaining much of its character including impressive original ceiling beams in the dining room. EPC rating D

- Lounge & sitting room
- Dining room
- Living kitchen
- 3- 4 double bedrooms
- Bathroom & en-suite
- Utility & shower room
- Detached annexe with:
- Garden room
- Kitchen
- Wet room
- Garage
- Coutyard
- secluded sunny areas

DESCRIPTION

This 18th century gem is situated in the centre of this beautiful village and has been tastefully enhanced by the current owners, seamlessly mixing old with new to create a super environment, equipped for modern living whilst retaining its cozy cottage feel.

FRONT ENTRANCE

With part glazed stable style door opening to:

DINING ROOM

3.88m min x 4.69m max (12'9" min x 15'5" max)
(measurements into chimney recess)

With open fireplace having Morso multi fuelled stove & wooden mantle over, slate tile flooring, attractive double glazed timber framed bow window, Edwardian style radiator, attractive ceiling beams, tongue & groove door to panel door to lounge.



LOUNGE

3.89m x 4.70m max (12'9" x 15'5" max)
(measurements into chimney recess)

With brick fireplace housing multi fuel stove & timber mantle over, two bow casement windows, Edwardian style radiator. Oak ceiling beams & built in alcove cupboard housing gas fired central heating boiler.



BACK HALL

Leads from boot porch with understairs cupboard, slate tiled floor, tongue & groove rear access door, exposed stone wall, built in bench having useful cupboard, large fitted cupboards.

LIVING KITCHEN

3.53 m min x 6.00m max & 3.79 m min x 6.28m (11'7" mmin x 19'8" max & 12'5" mmin x 20'7")

With Sarah Anderson bespoke fitted kitchen comprising fitted dresser units, wall & base cupboards, porcelain double sink & granite drainer, integrated dish washer, granite worktops, Ingle nook style space for a range cooker having over head lighting,

central work island having range of drawers & block wood chopping board, stone fireplace housing multi fuel burner, side sliding sash windows, under floor heating, vaulted ceiling with oak ceiling beams & glazed oak gable end & oak doors providing access to the garden.



UTILITY ROOM

1.73m x 3.18 m (5'8" x 10'5" m)

With gloss fronted fitted wall & base cupboards. Block wood work surface, slate flooring, plumbing for an automatic washing machine & space for fridge & dryer, stable rear access door.



SHOWER ROOM

1.74m x 2.33m (5'9" x 7'8")

With tiled corner shower having twin head shower attachments, wash basin, W/C having concealed cistern, slate flooring, side sliding sash window, oak door & extractor fan.

THINKING OF SELLING?

Getting the best price requires market knowledge and marketing expertise. If you are thinking of selling and want to benefit from over 150 years of successful property marketing, we can arrange for one of our Chartered Surveyors to give you a free market appraisal and advice on the most suitable marketing package for your property.



SITTING ROOM

5.22m x 3.79m (17'2" x 12'5")

With stone effect gas fire, two casement windows, Edwardian single radiator, timber framed double glazed double doors opening to garden patio.



STORE /OFFICE

1.23m x 2.05m (4'0" x 6'9")

With radiator, double glazed side sliding sash window.

OAK STAIRCASE TO FIRST FLOOR LANDING

With Velux window, thermostat, part exposed walls, telephone point and built-in storage cupboard.



BEDROOM ONE

4.32 m max x 3.83m max (14'2" mmax x 12'7" max)

With side sliding double glazed door, sash window, built in storage cupboards, oak door & triangular shaped window light over looking the living kitchen below.



ENSUITE SHOWER ROOM

With corner shower cubicle housing Triton electric shower, wash basin, W/C, heated towel rail / radiator, Velux window, extractor fan.

BEDROOM TWO

4.62m x 3.95m (15'2" x 13'0")

With exposed brick chimney breast, casement windows, radiator, built in cupboard, oak door



BEDROOM THREE

4.65m x 3.97m (15'3" x 13'0")

With radiator, casement window, exposed brick chimney breast, tongue & groove door.



BATHROOM

4.3m max x 3.85m max (14'1" max x 12'8" max)

With Villeroy & Boch oval shape spa bath & wash basin having illuminated mirror over. Toilet having concealed cistern, large tiled

SURVEYS AND VALUATIONS

If you are purchasing a property that is not on the market with John Taylors, we can advise on the different types of survey we offer. As RICS registered values with an unsurpassed knowledge of the local property market John Taylors offer a range of survey and valuation reports at competitive rates. Quotations are available on request.

shower having twin shower attachment, heated towel/radiator, built in cupboards, tiled flooring, side sliding double glazed sash window, Edwardian style radiator, access to roof space, built in airing cupboard housing hot water cylinder oak door



OUTSIDE

GARAGE

3.93m x 5.43m (12'11" x 17'10")

With timber double doors, Remeha gas fired Combi central heating boiler, power & lighting, door to annexe accommodation



DETACHED ANNEX

Incorporating garden room, kitchen and wet room. To suit many needs.

KITCHEN

2.69m x 2.28m min extending to 3.53m (8'10" x 7'6" min extending to 11'7")

With fitted wall & base cupboards, wood block work tops, Belfast sink unit, tiled splash back & slate tiled floor, Radiator.



WET ROOM

With rain shower, tiled walls, radiator/heater towel rail, washbasin, W/C, extractor fan.



LIVING ROOM

5.36m x 2.70m (17'7" x 8'10")

With slate tiled flooring, radiator, timber framed double glazed side sliding window & double doors opening to patio.



GARDENS

The garden although vast has several private secluded sunny areas to include lawns, flower & shrub beds, semi mature trees & shrubs, wild life areas, stone paved patios & paths, gravel driveway, chicken pen, vegetable patch, timber shed & timber framed green house.

SERVICES

Understood to have mains water, electricity, gas and drainage. Gas fired central heating

COUNCIL TAX BAND

According to the Valuation Office Agency's website, the property is currently in council tax band D.

There is an improvement indicator on the Valuation office website. This shows that improvements have been made to the property that might result in the Council Tax band changing if a relevant transaction takes place, for example, if the property is sold.

LOCAL AUTHORITY

West Lindsey District Council
The Guildhall
Marshalls Yard
Gainsborough
DN21 2NA
Tel: 01427 676 676

NOTES

Prospective purchasers are advised to discuss any particular points likely to effect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.





TOTAL APPROX. FLOOR AREA 486 SQ.FT. (45.1 SQ.M.)

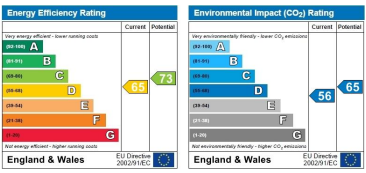
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This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate. DO NOT SCALE.

PLEASE NOTE:

If measurements are critical to the purchaser they should be verified before proceeding with the purchase of this property. John Taylors have not tested any of the services or appliances and so offer no guarantees. Any carpets, curtains, furniture, fittings electrical and gas appliances, gas or light fittings or any other fixtures not expressly stated in the sales particulars but may be available through separate negotiation. Floor plans are provided as a service to our customers and are a guide to the layout only, do not scale.

These particulars are intended to give a fair description of the property, but the details are not guaranteed, nor do they form part of any contract. Applicants are advised to make appointments to view but the Agents cannot hold themselves responsible for any expenses incurred in inspecting properties which may have been sold, let or withdrawn. Applicants enter the property at their own risk and the Agents are not responsible for any injuries during the inspection.



ENERGY EFFICIENCY RATING
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills will be.

ENVIRONMENTAL IMPACT RATING
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating, the less impact it has on the environment.

Louth Office
14 -16 Cornmarket Chambers
Louth
Lincolnshire LN11 9PY

Auction Rooms
The Wool Mart
Kidgate
Louth
Lincolnshire LN11 9EZ

Tel: 01507 603648
Fax: 01507 601280
enquiries@johnntaylors.com

Tel: 01507 611107
Fax: 01507 601280
woolmart@johnntaylors.com



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Viewing strictly by appointment only through Louth and Market Rasen Offices.

Louth Office open: Mon – Fri. 9.00am – 5.00pm. Sat – 9.00am – 1.00pm.
Market Rasen Office open: Mon – Fri. 9.00am – 5.00pm. Sat. – 9.00am – 12noon.