

THE OLD VICARAGE, BISHOP NORTON, MARKET RASEN, LINCOLNSHIRE
LN8 2BH
IS A SUPERBLY PRESENTED AND REFURBISHED DETACHED PERIOD
RESIDENCE

OFFERS IN THE REGION OF: £650,000

DIRECTIONS

From Lincoln take the A15 North in the direction of Scunthorpe. At Caenby Corner roundabout carry straight on and then take the first turning on the right signposted to Bishop Norton. At the T junction at the end of Bishop Norton Lane turn left towards the village continuing straight over the crossroads with the Church directly ahead. Follow the road round the periphery of the Church walls. The Old Vicarage sits in the North West corner.

LOCATION

Bishop Norton is a small attractive village and lies within easy travelling distance of the historic Cathedral City of Lincoln to the South and the M180 motorway network to the North with its fast access to West Yorkshire and Hull. Humberside and Robin Hood airports are also easily accessible.

The Old Vicarage is located adjacent to the village Church on Atterby Lane with views over open countryside and is constructed of traditional red brick with a slate roof and is believed to have been built in the 1830's.

Mains water and electricity are connected to the property. Drainage is to a septic tank.

LOCAL AUTHORITIES

West Lindsey District Council
Tel: (01427) 676676

Lincolnshire County Council
Tel: (01522) 552222

TENURE

The property is freehold and vacant possession will be given upon completion.

VIEWING

Please contact Mr. Ken Alloway on 07979 537671 to discuss arrangements to view.

GROUND FLOOR ACCOMMODATION

The property is accessed from a large block paved courtyard through an imposing front door leading to:

ENTRANCE HALLWAY (15' x 5') having period coving to ceiling and dado rail and opening into a substantial main:

INNER HALL (21' 3" x 7' 8")

Which has three windows overlooking the courtyard, with radiator and staircase leading to the first floor accommodation.

STUDY/FAMILY ROOM (14' x 13' 6)

Entered from the inner hallway by an original stripped 6 panel door, the room affords access via a French door to the garden overlooking the church. The study benefits from a LPG Stovak coal effect stove set in an unusual and attractive fire surround. The room contains fitted shelving and cupboards to the alcoves, telephone and satellite television points and a single radiator.

SITTING ROOM (14' x 17' 6")

With dual aspect to the Church and attractive garden and open countryside through a part shuttered bay window. This imposing room has been refurbished retaining period coving, cornice ceiling and architraves, with the original stripped 6 panel door, with porcelain furniture and benefits from a period marble fireplace, with LPG living flame gas fire, 2 radiators (1 covered) and television point.

DINING ROOM (14' x 17' 8")

With part shuttered bay window overlooking the garden and open countryside. Complimenting the SITTING ROOM this room has been refurbished retaining period coving, cornice ceiling and architraves, with the original stripped 6 panel door, with porcelain furniture and benefits from a period marble fireplace with an attractive open grate and a separate radiator.

The REAR HALLWAY is accessed from the INNER HALL through a part glazed stripped door and leads to the

KITCHEN with BREAKFAST AREA (14` x 16` 2")

Approached from the REAR HALLWAY through a double width attractive archway the integral BREAKFAST AREA has an arched interior window overlooking the INNER HALL, and adjoins the KITCHEN which overlooks the paved courtyard. The area as a whole benefits from "Amtico" oak effect wooden flooring and the KITCHEN contains a substantial range of "Linen-Fold", limed oak and glazed eye-level cupboards and base units with worktops, a central work station, an Aga in green set into an oak beamed alcove of red brick also housing the electric hob, a built in dishwasher, microwave and integral refrigerator.

PANTRY (12` x "4` 5)

One of two with room for additional storage and window to walled garden.

DOWNSTAIRS CLOAKROOM (7` 6" x 7` 3")

With white Royal Doulton vanity unit and low level toilet, radiator and window to walled garden.

PANTRY (7` 6" x 7`)

Second of two being fully fitted with shelves and storage cupboards and power points.

Large CELLAR

UTILITY/ BOOT ROOM (12` x 12` 9")

Accessed by part glazed stripped door from the REAR HALLWAY the UTILITY/ BOOT ROOM houses the oil-fired central heating boiler and contains a built in single drainer sink unit and cupboards under, radiator, plumbing for water softener and washing machine and a rear staircase leading to first floor accommodation and a back door opening onto the paved courtyard.

FIRST FLOOR ACCOMMODATION

Is accessed by the impressive staircase leading from the INNER HALL via a MIDDLE LANDING from which an original stripped 4 panel door leads to a

BOX ROOM/ 5th BEDROOM (14` 6"x5`)

With shelving and access to roof space and with a window overlooking paved courtyard. The room would be ideally suited for conversion to 5TH Bedroom, or en suite bathroom for BEDROOM 1.

Three steps lead to the MAIN LANDING and to

BEDROOM 1 (14` 2"x14`)

With original stripped 4 panel door and views over the garden to the church the room benefits from an original fireplace, built in cupboard and radiator.

BEDROOM 2 (18` 9"x14` 6")

With original stripped 4 panel door, cornice ceiling and decorative coving and open views over the garden and church through a bay and second window. The room benefits from an original fireplace, radiator and telephone point.

BEDROOM 3 (14` 3"x16` 3")

With original stripped 4 panel door and views over the paved courtyard. The room benefits from an original fireplace and double radiator.

The MAIN LANDING with sky light and radiator continues to the

MASTER BEDROOM SUITE containing BEDROOM, DRESSING ROOM and EN SUITE SHOWER ROOM AND TOILET

BEDROOM (18` 6"x14` 3")

With original stripped 4 panel door, cornice ceiling and decorative coving and open views over the garden and countryside through a bay window. The room benefits from an original fireplace with LPG living flame gas fire, double radiator, telephone point and decorative archway leading down two steps to the

DRESSING ROOM

With window overlooking the garden, original fireplace, double radiator and access by a small corridor to the

EN SUITE SHOWER ROOM AND TOILET

Containing a double sit in power shower, white low level toilet and bidet, heated towel rail, vanity unit with storage and access to roof space.

And return to the

MAIN LANDING and access to

UPSTAIRS CLOAKROOM

Containing a low level toilet in wild sage, radiator and window.

FAMILY BATHROOM (12` x13` 8")

With corner bath, vanity unit and separate power shower unit all finished in wild sage and having period mixer taps. The room benefits from an original fireplace, stripped pine airing cupboard and additional storage cupboards, radiator and window overlooking the paved courtyard.

BACK STAIRCASE

Leading to the UTILITY/ BOOT ROOM.

OUTSIDE

This impressive property sits in its own grounds of about 0.3 acres. There are electrically operated gates with intercom to the rear of the property, leading to the block paved courtyard which offers access to the house, gardens and a separate two story stone built pantile roofed COACH HOUSE in part currently used as a garage, coal shed, log shed and car port.

The COACH HOUSE offers superb potential for conversion to a self-contained annexe subject to the usual planning consents.

The GARDENS to the remaining three sides of the property are mainly laid to lawn and carefully tended and mature herbaceous borders, edged with mature lime trees. The property also benefits from a secluded traditional Victorian WALLED GARDEN.