



**Beechwood house, 54-55 Willingham Road,
Market Rasen, LN8 3DX**



Book a Viewing!

£365,000

A rare opportunity to purchase a substantial seven-bedroom former guest house, occupying a larger-than-average plot within the popular market town of Market Rasen. Positioned just a short walk from the town centre, train station, racecourse, and highly regarded local schools, the property offers a prime location combined with spacious and flexible accommodation. Set behind a sweeping gravel driveway with extensive lawned gardens, mature trees and established planting, the home offers enormous potential and is being sold with no onward chain. Internally, the property offers versatile living space arranged over three floors, and while it would benefit from a programme of modernisation, it presents a fantastic opportunity to create a unique family home, multi-generational living space or business premises (subject to permissions). The ground floor comprises a welcoming reception hallway, bay-fronted dining room, separate study, bay-fronted lounge, additional sitting room, large kitchen with adjoining conservatory, utility room, boiler room (housing a newly installed gas central heating boiler), ground floor bedroom with en-suite, and a separate WC. The main staircase rises from the hallway, with a secondary rear staircase also providing access to the first-floor landing, which leads to five bedrooms, including two with en-suite facilities, two family bathrooms, an airing cupboard, and a study area. From here, stairs lead to the second-floor landing, giving access to a seventh bedroom. This is a fantastic opportunity to acquire a property of this size and plot within the town. Viewing is essential to appreciate the scale, setting, and scope on offer.

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SERVICES

All mains services available. Gas central heating.

EPC RATING – E.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY – West Lindsey District Council.

TENURE – Freehold.

VIEWINGS – By prior appointment through Mundys.

LOCATION

Market Rasen is a thriving Market Town situated on the edge of the Lincolnshire Wolds with the added benefit of a train station and bus services providing regular links to larger Towns and City networks. The Town is renowned for its Golf Course and Racecourse and also has a wonderful range of local independent retail outlets, regular markets in the cobbled market square, various restaurants, boutique hotel and guesthouses, public houses, library, health care providers and good local schooling; Primary Schooling – Market Rasen C of E Primary (Ofsted Graded 'Good'), Secondary Schooling – De Aston School (Ofsted Graded 'Good').





ACCOMMODATION

RECEPTION HALL

With door to the side aspect, radiator, decorative coving, doors to the study, lounge, sitting room, ground floor bedroom and WC, stairs rising to the first floor landing and steps down to the cellar.

LOUNGE

15' 0" x 12' 1" (4.58m x 3.69m) With walk-in bay window to the side aspect, full height window to the front aspect, radiator and decorative coving.

STUDY

7' 8" x 7' 10" (2.36m x 2.41m) With window to the front aspect and radiator.



DINING ROOM

15' 4" x 16' 8" (4.69m x 5.10m) With window to the front aspect, walk-in circular bay window to the side aspect, radiator, open fireplace and decorative surround.

GROUND FLOOR BEDROOM

12' 0" x 11' 5" (3.66m x 3.50m) With UPVC window to the side aspect, radiator and door to en-suite.

EN-SUITE

6' 7" x 5' 8" (2.03m x 1.73m) With UPVC window to the rear aspect, suite to comprise of shower, WC and wash hand basin, partly tiled walls and a radiator.

WC

With WC, wash hand basin and radiator.



SITTING ROOM

14' 6" x 11' 4" (4.43m x 3.47m) With UPVC window to the side aspect, radiator and door leading to the kitchen.

KITCHEN

20' 6" x 18' 9" (6.25m x 5.73m) With UPVC windows to the side aspect, wooden window to the other side aspect, door to the conservatory and door to the utility room. Fitted with a range of base units and drawers with work surfaces over, stainless steel double sink and drainer with mixer tap above, six ring gas hob with extraction above, double oven and grill, spaces for fridge and dishwasher, wall mounted cupboards with complementary tiling below and a radiator.



CONSERVATORY

7' 5" x 7' 5" (2.27m x 2.27m) With UPVC windows to the front and rear aspects, power, lighting and door to the garden.

UTILITY ROOM

9' 11" x 4' 9" (3.03m x 1.47m) With Velux window to the ceiling, space for a fridge freezer and leading into the boiler room.

BOILER ROOM

5' 4" x 14' 10" (1.65m x 4.54m) With wall mounted gas central heating boiler and space for automatic washing machine.



FIRST FLOOR LANDING

With UPVC windows to the side aspect, radiator and doors to bedrooms and bathroom, airing cupboard and storage cupboard.

BATHROOM

11' 5" x 5' 4" (3.48m x 1.65m) With UPVC window to the side aspect, suite to comprise of bath with shower over, WC and wash hand basin, partly tiled walls and a radiator.

BATHROOM 2

6' 0" x 12' 0" (1.84m x 3.68m) With UPVC window to the side aspect, suite to comprise of bath with shower over, WC and wash hand basin, partly tiled walls and a radiator.

BEDROOM

11' 10" x 20' 8" (3.61m x 6.32m) With UPVC windows to the side aspect and radiator.

BEDROOM

7' 2" x 13' 4" (2.19m x 4.07m) With window to the rear aspect and radiator.

SECOND FLOOR BEDROOM

10' 5" x 16' 11" (3.18m x 5.18m) With Velux window to the ceiling.

BEDROOM

12' 10" x 10' 5" (3.92m x 3.19m) With UPVC window to the front aspect, double doors to a balcony and door to en-suite.

EN-SUITE

6' 2" x 5' 0" (1.89m x 1.54m) With suite to comprise of shower, WC and wash hand basin and radiator.

BEDROOM

10' 5" x 11' 2" (3.18 m x 3.42m) With UPVC window to the front aspect, radiator and wash hand basin.

BEDROOM

12' 4" x 10' 9" (3.78m x 3.29m) With UPVC window to the front aspect, radiator, double doors to the balcony and door to en-suite.

EN-SUITE

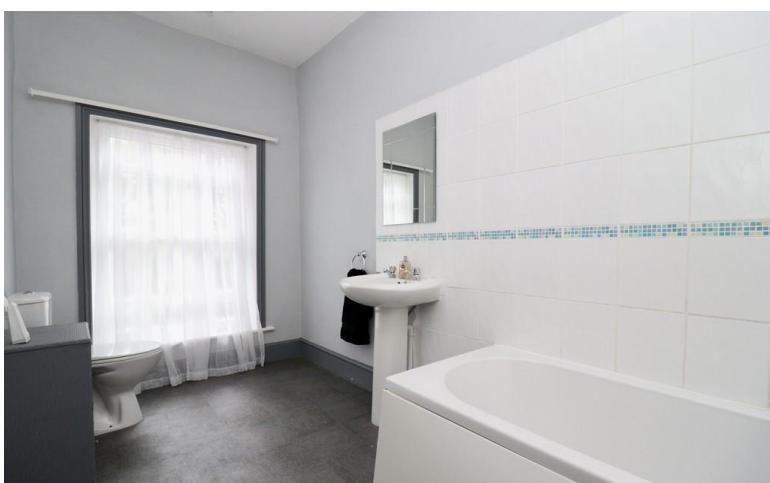
4' 4" x 6' 3" (1.34m x 1.91m) With suite to comprise of shower, WC and wash hand basin, partly tiled walls and a radiator.

BEDROOM

11' 0" x 12' 6" (3.37m x 3.82m) With UPVC window to the side aspect, radiator and wash hand basin.

OUTSIDE

There is an extensive gravel driveway providing ample off road parking, mature shrubs and trees and extensive lawned gardens to the front and side.





WEBSITE

Our detailed web site shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our **QUALIFIED/SPECIALIST VALUERS**. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Solicitors & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWHA, J Walter and Calum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct them we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

An Independent Surveyor gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

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

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate; however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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.

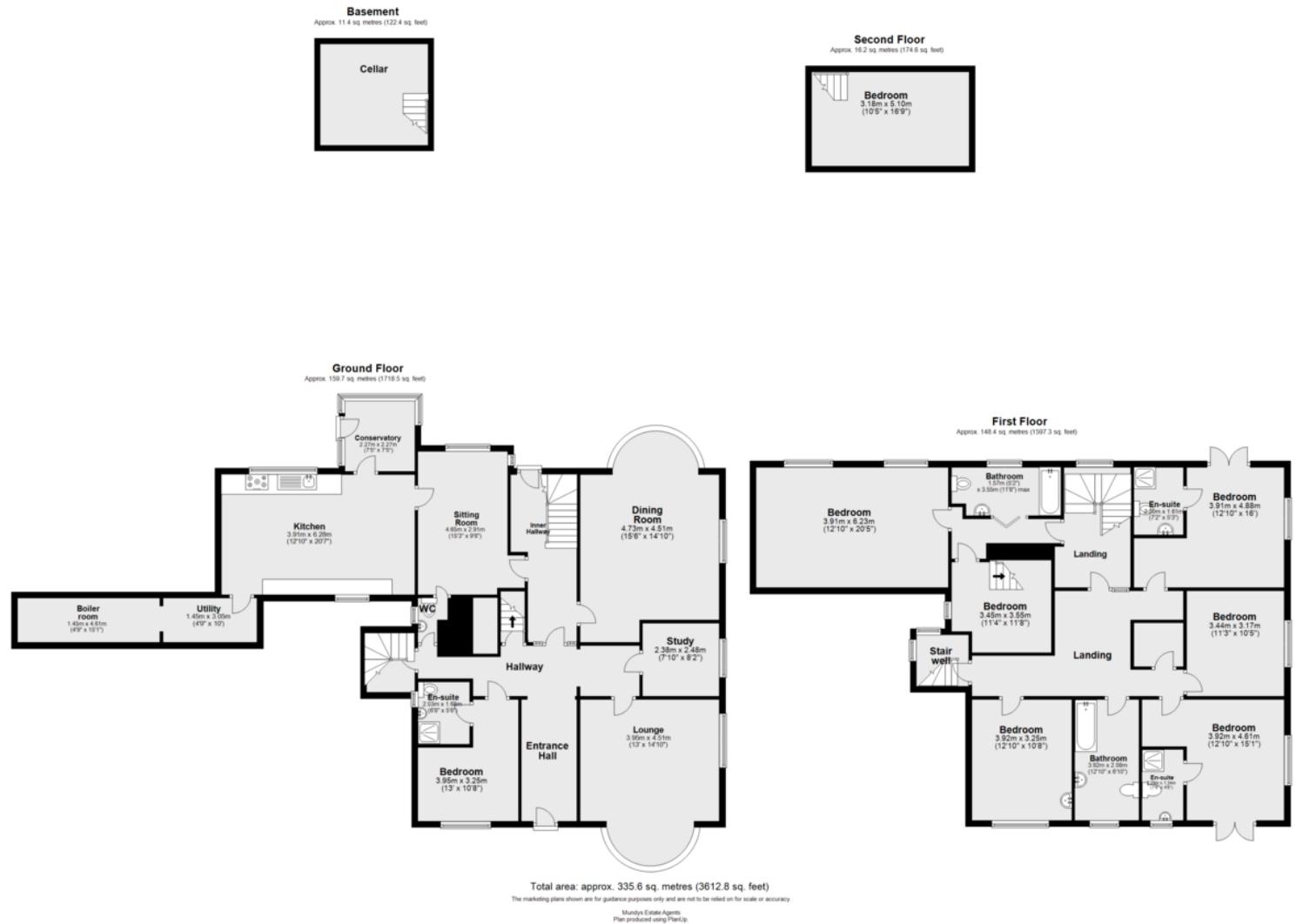
GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate; however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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