



Post Box Cottage, West Rasen, Market Rasen, LN8 3LS



Book a Viewing!

£375,000

Occupying a prominent corner position within the popular village of West Rasen, Post Box Cottage is a Grade II listed property set within an extensive plot and offering spacious, highly versatile accommodation together with a detached double garage, outbuilding and ample parking. Formerly the village post office, the property centres around the original thatched cottage, a rare example of traditional Lincolnshire mud-and-stud construction. The original part of the property is understood to be one of very few surviving homes built using this historic method and retains a wealth of features associated with its age and history. Over time, the property has been extended to create accommodation that is considerably larger than its attractive exterior might initially suggest. The layout offers excellent flexibility and has the potential to be used as one substantial family home or, alternatively, could suit purchasers seeking accommodation for a dependent relative. The configuration may also lend itself to a self-contained annex or subject to any necessary consents and approvals, an attached holiday accommodation.

The accommodation is arranged over two floors and includes two kitchens, two reception rooms, four bedrooms, two bathrooms, utility facilities and a number of useful ancillary areas.

Character features can be found throughout the property, including exposed timber beams, handmade terracotta with a panel of 4 hand-painted tiles, solid oak doors and feature fireplaces.

Outside, the property occupies a generous plot with established gardens extending around the house. The grounds provide a degree of privacy and may also offer potential for further development (subject to the necessary planning permissions and consents). Prospective purchasers should make their own enquiries with the relevant local planning authority.

Further benefits include a detached double garage, useful outbuilding, summer house and extensive gravelled parking for numerous vehicles.

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LOCATION

West Rasen is a charming village in the Lincolnshire countryside, situated close to the market town of Market Rasen. Surrounded by attractive rural landscapes, farmland and open countryside, West Rasen offers a peaceful setting while still being within easy reach of local amenities and services. Just a short distance away, Market Rasen provides a wider range of shops, cafés, restaurants and community facilities, as well as its well-known racecourse and regular local events. The area combines the tranquillity and character of village life with the convenience of a nearby market town, making West Rasen an appealing location for those looking to enjoy the quieter side of Lincolnshire while remaining well connected to the surrounding area.

ACCOMMODATION

KITCHEN/DINING ROOM

22' 8" x 14' 3" (6.91m x 4.34m) With tiled flooring throughout, dual-aspect windows with secondary glazing to the front, side and rear elevations. The kitchen is fitted with a range of wall and base units, integrated electric oven, integrated stainless steel sink with drainer and integrated electric hob with extractor fan over, freestanding island with storage beneath, solid oak external door to the front elevation, usable fireplace and exposed wooden beams.



LIVING ROOM

15' 2" x 14' 3" (4.62m x 4.34m) With handmade terracotta tiled flooring throughout, two radiators, LPG gas fireplace, windows with secondary glazing to the front and rear elevations, exposed wooden beams throughout and stairs rising to the first floor.

HALL

With terracotta tiled flooring, a panel of 4 hand-painted floor tiles, window to the side elevation and solid oak external door to the rear elevation.

PORCH ONE

With tiled flooring throughout, external door to the rear garden and internal solid oak door leading into the hallway.



UTILITY ROOM

12' x 10' (3.66m x 3.05m) With tiled flooring throughout, radiator, window with secondary glazing to the side elevation, plumbing for washing machine, water softener, boiler location, skylight window, twin Butler sinks and an electric fireplace.

HALLWAY

With tiled flooring throughout, doors off and a storage cupboard.

BATHROOM

13' 7" x 11' 6" (4.14m x 3.51m) With tiled flooring throughout, two radiators, low level WC, wash hand basin, integrated shower cubicle, integrated bath with dual taps and two frosted glazed windows with secondary glazing to the side elevation and tiling to the walls and ceiling.



KITCHEN/DINER

12' x 13' 8" (3.66m x 4.17m) With vinyl flooring throughout and internal fire door leading into the hallway. The kitchen is fitted with a range of base units, integrated stainless steel sink with drainer, a gas cooker and space for a fridge, dual-aspect windows with secondary glazing to the side elevation, storage cupboard, exposed wooden beams and access to the roof void.

HALLWAY

With carpet throughout, radiator, windows with secondary glazing to the side elevation leading into the porch, doors off and exposed wooden beams.

PORCH TWO

With tiled flooring throughout, internal door into the property and external doors.

BATHROOM

4' 10" x 8' 5" (1.47m x 2.57m) With tiled flooring throughout, low level WC, wash hand basin, integrated bath with dual taps, radiator and a window with secondary glazing to the side elevation.

BEDROOM 4

8' 5" x 11' 8" (2.57m x 3.56m) With carpet throughout, radiator and a window with secondary glazing to the rear elevation.





LOUNGE

13' 3" x 11' 7" (4.04m x 3.53m) With carpet throughout, radiator, electric fireplace, windows with secondary glazing to the side and front elevations, external door to the rear elevation and exposed wooden beams.

FIRST FLOOR LANDING

With carpet throughout, doors off and stairs leading to the ground floor.

BEDROOM 1

10' 10" x 14' 3" (3.3m x 4.34m) With carpet throughout, radiator, original beam and window with secondary glazing to the front elevation.

BEDROOM 2

13' 2" x 14' 3" (4.01m x 4.34m) With carpet throughout, radiator, original beam and window with secondary glazing to the front elevation.

BEDROOM 3

8' 10" x 14' 3" (2.69m x 4.34m) With carpet throughout, radiator, original beam and window with secondary glazing to the side elevation.

OUTBUILDING

12' x 11' 2" (3.66m x 3.4m) With an external door, two windows and power and lighting supply.

GARAGE

19' 8" x 16' 8" (5.99m x 5.08m) With an electric up-and-over door, power and lighting supply and dual-aspect windows to the side elevations.



OUTSIDE FRONT

The property benefits from a secure, fenced frontage with established planting, including flowerbeds and shrubs, providing an attractive approach to this distinctive Grade II listed home.

OUTSIDE REAR

The property benefits from extensive and established grounds which extend considerably beyond what may initially be expected from the property's attractive frontage. Immediately to the rear is a well-maintained lawn and courtyard area with an outbuilding used for storage, together with flowerbeds, mature shrubs and trees. The garden extends further to provide an additional well-maintained lawn with fruit trees, mature shrubs and trees, together with a summer house. A spacious gravel driveway provides off-road parking for multiple vehicles and access to the detached double garage. Beyond this, the grounds continue to provide a further generous lawn enclosed by hedgerow with additional fruit trees.

KEY FACTS FOR BUYERS

SERVICES

Mains electricity and water. LPG gas central heating.

COUNCIL TAX BAND – B

LOCAL AUTHORITY - West Lindsey District Council.





TENURE - Freehold.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here - [Mobile Checker](#)

VIEWINGS - By prior appointment through Mundys.

WEBSITE

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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

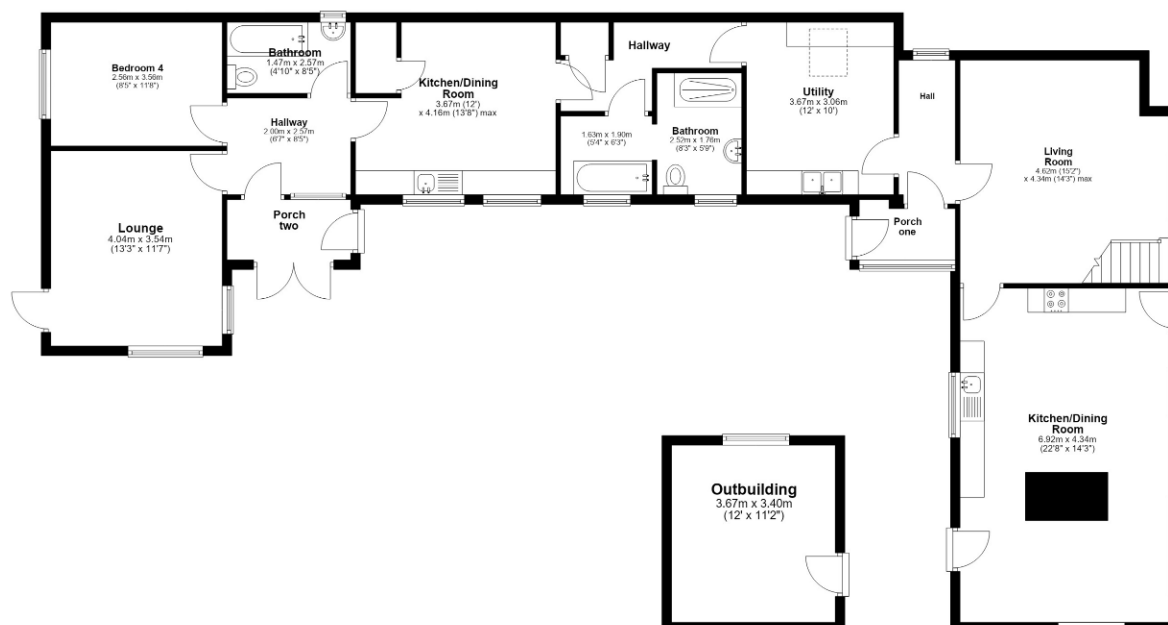
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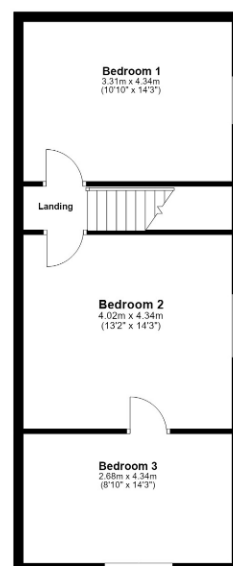
Ground Floor

Approx. 146.3 sq. metres (1575.2 sq. feet)



First Floor

Approx. 48.6 sq. metres (523.2 sq. feet)



Total area: approx. 194.9 sq. metres (2098.4 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.
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46 Middle Gate
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