

North Halls Villa Binbrook Market Rasen LN8 6DQ

£300,000

Council Tax Band C

JOHN TAYLORS
EST. 1859

A charming detached Victorian house nestled in the heart of a picturesque Lincolnshire Wolds village, this characterful detached home offers timeless appeal and exciting potential. Set within a generous cottage style garden, the property combines period charm with the opportunity to personalise and expand. Ideal for those seeking a peaceful rural lifestyle without compromising on space or style. Inside, the home retains many original features, with light filled living spaces and classic Victorian detailing throughout. Currently arranged as a two bedroom property, there is an excellent potential to create a third bedroom, offering flexibility for growing families or home office needs. Outside, the beautifully planted garden is a true highlight, large, private and perfect for relaxed entertaining or even a touch of self-sufficiency. Offered with no onward chain, this is a rare opportunity to secure a unique and elegant home in a tranquil setting all within an easy reach of local amenities and countryside walks.

Rooms

Front Entrance Lobby

With double glazed Victorian style front door and fan light over, exposed pine floorboards and pine four panel door opening to:

Open plan Sitting Room and Dining Room areas

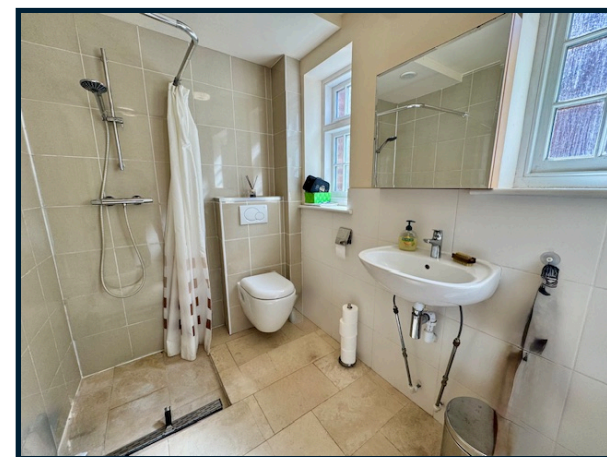
With the sitting room area having exposed brick feature fireplace & pine floor boards, double glazed timber framed sash window. The open plan dining room area comprises built-in pine cupboards, timber frame double glazed sash style window, fireplace housing a multi fuel stove which provides the central heating to the house as well as hot water. Radiator and doorway leading to inner hallway: Maximum depth and width measurements 11'7" x 28' (3.59m x 8.55m)

Inner Hallway

With radiator, exposed pine floorboards, pine four panel door, under stairs storage cupboard.

Wet Room

With close coupled toilet having concealed system, wash basin, mains fed bar shower, part tiled walls, timber framed double glazed windows, tiled floor, heated towel rail, extractor fan and a four panelled pine door. Space for a bath, all connections available. 5'5" x 8'9" (1.7m x 2.72m)



Kitchen

With fitted wall & base cupboards having sage colour fronts, worktops over, stainless steel sink and drainer having mini sink, electric integrated hob, space for washing machine and dishwasher, integrated electric oven, tiled splash backs, Velux windows, tiled floor, timber framed double glazed side sliding sash style window, recessed spotlights, radiator and door to adjoining store as well as further door to courtyard. 15'8" x 10'5" (4.82m x 3.21m)

Store Room

With power and lighting, brick floor, and external door.

Stairs to 1st floor landing

With radiators, timber framed sash windows, built-in airing cupboard housing large hot water cylinder with immersion heater and toilet off. The rear of the landing is currently used as a spare bedroom area and could be enclosed with stud walling to create a separate third bedroom.

Bedroom One

With two timber framed double glazed sash windows providing views of the garden, radiator, Victorian fireplace having timber surround and cast iron grate, exposed pine floorboards and four panelled pine door. Maximum width and depth measurements. 16'4" x 11'7" (5m x 3.58m)

Bedroom Two

With timber framed double glazed sash window, exposed pine floorboards, radiator and pine four panelled door. Maximum width and depth measurements 12'2" x 12'3" (3.73m x 3.76m)

Outside

The property is approached by a shared private driveway leading to a carport. Brick gate pillars and metal entrance gates open to the garden. This spacious cottage style garden lies to the front and side of the property and is stocked with a variety of flower and shrub beds which include a shaped lawn, vegetable garden, glass greenhouse and raised decking area, fruit trees and a concrete courtyard area adjacent to the side of the house.

Services

We understand there is water and electricity and drainage. Solid fuel central heating via the Dining room stove.

Broadband.

We understand from the Ofcom website that standard broadband is available at this property with a standard download speed of 23 Mbps and an upload speed of 1 Mbps. Superfast broadband is also available with a download speed of 80 Mbps and upload speed of 20 Mbps. Also connection with quantum fibre download 220 MB. Openreach is also an available network.

Mobile

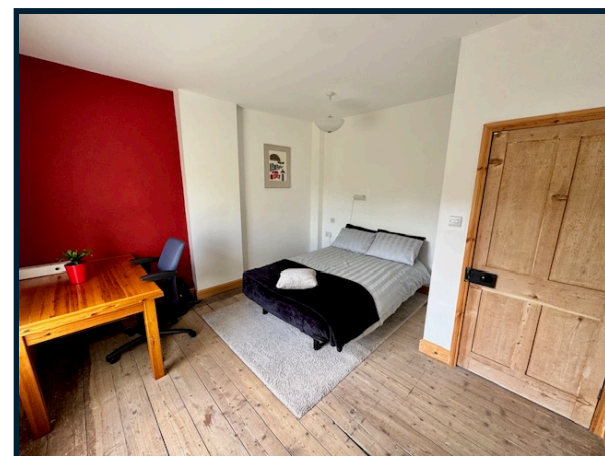
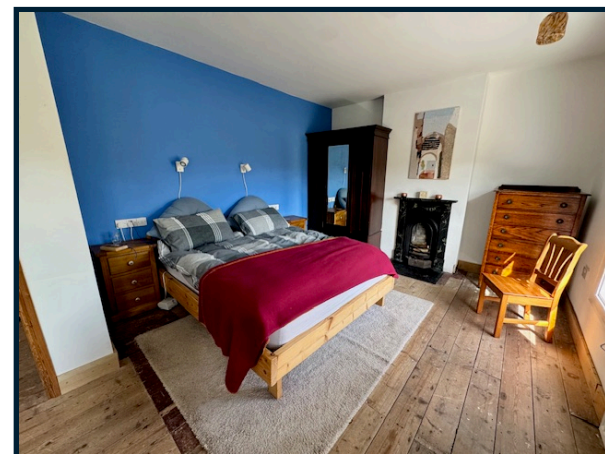
We understand from the Ofcom website there is limited mobile coverage from EE, Three and Vodafone. There is likely voice coverage and limited data from 02.

Tenure

Property is understood to be freehold.

Council Tax Band

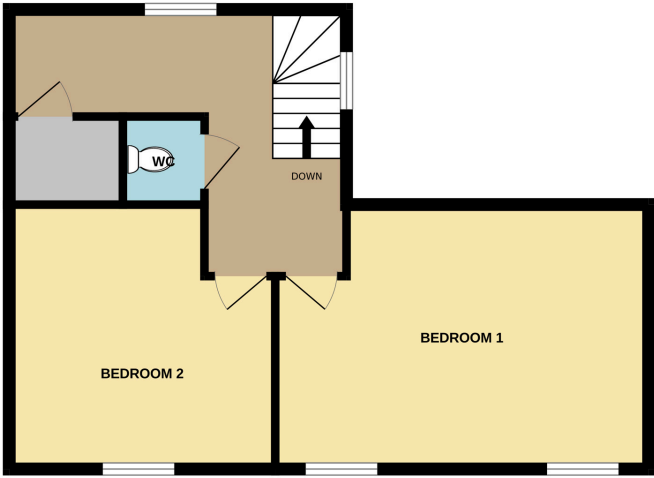
According to the government online portal, the property is currently in council tax band C.



GROUND FLOOR
718 sq.ft. (66.7 sq.m.) approx.



1ST FLOOR
496 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA : 1213 sq.ft. (112.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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