



## Bentley House, Bentley Lane

Grasby | Barnetby | DN38 6AW

Guide Price £700,000



Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents,  
Agricultural & Fine Art Auctioneers.

# Bentley House

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Barnetby | Lincolnshire | DN38 6AW

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PGM&CO are pleased to offer a unique opportunity to purchase this spacious detached 4 bedroom house in the village of Grasby. The property also offers a range of outbuildings including barn and workshop, plus two residential cottages presenting a wonderful opportunity for both family living and investment potential.

- 4-Bedroom Spacious Home
- Large Gardens and Grounds
- Range of Outbuildings and Workshop
- 2 x Residential Cottages

## Location

Grasby is a small rural village and civil parish in the West Lindsey district of Lincolnshire, on the edge of the Lincolnshire Wolds, an Area of Outstanding Natural Beauty. It is a quiet community with a traditional English village character. Local features include All Saints' Church, a primary school, and a village hall.





The village is well located near several towns. It lies about 3 miles (5 km) north-west of Caistor, which provides basic amenities, and around 5 miles (8 km) west of Brigg, offering a wider range of shops and services. The larger town of Grimsby is approximately 12 miles (19 km) to the east, providing more extensive facilities and transport links. Market Rasen is also nearby, about 10 miles to the south.

### Description

Nestled on Bentley Lane in the charming village of Grasby, this impressive detached house has 1,632 sqft of accommodation, with practical kitchen, two spacious reception rooms, four well-proportioned bedrooms, plus office and utility.

In addition to the main house, the grounds include a two storey barn, a workshop, providing excellent storage solutions or the potential for creative projects. As well as two residential cottages offering possibilities for rental income.

The property offers further development potential, allowing the new owner to explore various options to enhance its value or adapt it to their specific needs.

### Accommodation

#### First Floor

##### Kitchen

20'6" x 15'3" (6.26 x 4.65)

With fitted stainless steel units, part stainless worktops, tiled splashback, gas hob and separate oven. Tiled floors, Velux skylights. Door onto useful pantry with shelving.



### Office

14'1" x 8'0" (4.30 x 2.45)

Wooden floor and window on to rear gardens.

### Dining Room

19'2" x 13'1" (5.85 x 4.00)

Part wood, part carpeted floor. Windows on to rear garden. Electric lift.

### Living Room

11'11" x 17'2" (3.65 x 5.25)

Open fireplace with brick surround. Doors on to rear gardens.

### Utility/WC

Tiled floor, pedestal sink, door on to front and boiler. With separate WC.

### First Floor

#### Bedroom 1

6'10" x 11'3" (2.10 x 3.45)

Window on to front and fitted wardrobe.

#### Bedroom 2

11'11" x 11'3" (3.65 x 3.45)

Lift, window on to the rear and fitted wardrobe storage.

### Family Bathroom

Shower cubicle, W/C, pedestal sink, and airing cupboard with hot water cylinder.

#### Bedroom 3

11'11" x 11'9" (3.65 x 3.60)

Fitted storage and window to rear.

#### Bedroom 4

6'10" x 11'9" (2.10 x 3.60)

Window overlooking front gardens and fitted wardrobe.

### Services

Mains water, electricity and gas connected. Gas fired central heating, with underfloor in the kitchen. Main drainage. Hardwood double glazed windows throughout.

### Outside

Hardstanding driveway off Bentley Lane, with trees and shrubbery to the front, Rear gardens laid to lawns with wild flowers and trees. NB Some of the trees are subject to Tree Preservation Orders - buyers should make their own enquiries in this regard.

Additional parking and courtyard area featuring barns and cottages.

### Outhouse

Utility room/WC with plumbing for washing machine.

### Two Storey Barn

11'9" x 32'9" (3.60 x 10.00)

Traditional brick and tile construction. with concrete floor, original doorways and windows. Electricity and water connected and drainage installed.

The building has the benefit of conditional

Planning Permission for change of use, to alter and extend existing agricultural building to form 4 holiday flats. More information available from the local authority (ref: W39/432/93).

### Workshop

11'9" x 32'1" (3.60 x 9.80)

Electricity connected, separate WC. Traditional brick and tile construction and uPVC windows.

### Cottages

#### Boar Pen Cottage

Comprising Living/Kitchen area with fitted units, Family Bathrooms with shower over bath, Bedroom with window on to courtyard.

#### Bull Pen Cottage

Offering 2 x Bedrooms, Kitchen/Living Area with fitted units, Bathroom with shower over bath.

### Services

Mains water, electricity and gas all separately metered. uPVC windows throughout.

### Tenure and Possession

The property is offered for sale freehold with vacant possession on completion.

The main dwelling is currently vacant. The cottages are currently occupied under Assured Shorthold Tenancy Agreements.

### Boundaries

The Buyer(s) shall be deemed to have full



knowledge of all boundaries and neither the Seller(s) nor the Selling Agent will be responsible for deriving the boundaries or their ownership.

#### Rights of Way, Easements & Wayleaves

The land is offered for sale subject to all existing rights and with the benefit of existing rights of way whether public or private, light, support, drainage, water, and electricity supplies and other rights, easements and wayleaves whether referred to or not in these particulars.

#### Method of Sale

The property is offered for sale by Private Treaty as a whole.

#### Viewing

Viewing is strictly by appointment via the Selling Agent.

#### Buyer Identity Check

Purchasers will be required to provide the necessary identification for the purposes of the anti-money laundering regulations.

#### Selling Agent

PGM&CO (Market Rasen)

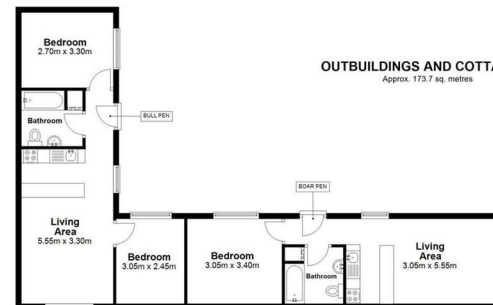
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Total area: approx. 173.7 sq. metres  
 Robin Mapleton (info@perkinsgeorgemawer.co.uk) / Plan is for illustration and marketing purposes only  
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## Energy Efficiency Rating

|                                             | Current   | Potential |
|---------------------------------------------|-----------|-----------|
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           | <b>76</b> |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            | <b>51</b> |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |

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Agents Note:  
 Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.