



Dolphin House, Caenby, Lincolnshire



Dolphin House, High Street, Caenby, Lincolnshire

Market Rasen - 10 miles Lincoln - 12 miles

Dolphin House is a superbly presented, four bedroom bespoke family home extending to some 3,120 sq.ft, located in the quiet and pretty hamlet of Caenby with wonderful far reaching views across open fields. Set back from the road, the property occupies a large private plot and offers light, spacious and flexible accommodation arranged over two floors.

In more detail, the accommodation comprises entrance hall, kitchen/breakfast room, reception room, living room, study, utility, boot room and WC to the ground floor, with four large bedrooms, two with en-suite and family bathroom to the first floor.

Outside, there are stunning landscaped gardens to the front and rear elevations with open field views to the rear, a delightful paved terrace area, useful summer house and detached double garage with store and ample parking.



ACCOMMODATION

Entrance Hall

Entrance via uPVC obscure glazed door. Feature fireplace with wooden mantle and surround housing log effect electric stove with brass hearth fender, radiator and stairs rising to first floor landing.

Boot Room

Radiator.

WC

uPVC obscure double glazed window to side, comprising low level WC, wash hand basin with splash backs and radiator.

Kitchen/Breakfast Room 5.84m x 3.74m (19'2 x 12'3)

uPVC double glazed window to front and side, comprising a range of wall and base units with roll top work surfaces, ceramic sink and drainer with mixer tap, integrated 'NEFF' oven, grill and four ring electric hob with extractor over, integrated 'Bosch' dishwasher, integrated 'NEFF' fridge, freezer and radiator. There is also a pantry with built in shelving leading on from the kitchen.

Utility 2.86m x 2.34m (9'5 x 7'8)

uPVC glazed door leading to side, comprising a range of wall and base units with roll top work surfaces, stainless steel sink and drainer, space and plumbing for washing machine and dryer, Boulter Buderus oil boiler unit and radiator.

Study 5.87m x 3.44m (19'3 x 11'3)

uPVC double glazed window to front and side, built-in book shelves and two radiators.

Reception Room 6.34m x 3.93m (20'9 x 12'11)

uPVC double glazed windows to rear, comprising feature fireplace with ornate wooden mantle and surround housing log effect electric stove with brass hearth fender and two radiators.

Living Room 6.37m x 5.85m (20'11 x 19'2)

uPVC double glazed windows to front and side, uPVC French doors leading to conservatory. Comprising feature fireplace housing gas fire with ornate wood surround and marble hearth, two radiators.

Conservatory 4.22m x 3.71m (13'10 x 12'2)

Triple aspect uPVC ornate glazed windows with French doors to rear gardens, radiator.

First Floor Landing

Access to roof space with loft ladder. Airing cupboard housing hot water cylinder, radiator.

Master Bedroom 6.36m x 5.77m (20'10 x 18'11)

uPVC double glazed windows to rear, built-in wardrobes, two radiators.

En-Suite Bathroom 2.87m x 2.34m (9'5 x 7'8)

uPVC obscure double glazed window to side, comprising bath with mixer tap, shower cubicle, low level WC, wash hand basin in vanity unit and radiator.

Bedroom Two 6.35m x 3.93m (20'10 x 12'11)

uPVC double glazed windows to rear, two radiators.

Family Bathroom

uPVC obscure double glazed window to side, comprising bath with mixer tap, shower cubicle, low level WC, wash hand basin in vanity unit and radiator.

Bedroom Three 5.87m x 3.44m (19'3 x 11'3)

uPVC double glazed window to front, radiator.



Bedroom Four 4.33m x 3.35m (14'2 x 11'0)
uPVC double glazed window to front, radiator.

En-Suite Shower Room

uPVC obscure glazed window to side, comprising walk-in shower, low level WC, wash hand basin and radiator.

OUTSIDE

Dolphin House is approached from the road via a five bar gated access which leads to a large gravelled driveway with parking area which in turn leads to a detached double garage with one electric and one further up and over door, power, lighting and a useful storage room to the side. To the front there are landscaped gardens, principally laid to lawn with an array of well stocked beds and borders, a Crab Apple tree and pathway which leads to the front door with covered porch area. To both sides are pretty pathways which lead around the house with ornamental gardens and secure gated access points leading to the rear. To the rear are stunning private mature gardens, principally laid to lawn with open field views over the Wolds, a delightful paved terrace area, ideal for summer entertaining with planted beds, borders and Wisteria climbing vine and useful summer house.

SITUATION

Dolphin House is situated in the small hamlet of Caenby which lies within close proximity to the larger village of Glentham which has a general store, pub and church and the nearby village of Normanby by Spital has an excellent primary school, post office and pub. Market Rasen, a pretty market town is situated 10 miles away providing a variety of amenities including a choice of schools, well renowned racecourse, doctors surgery, nursery, sports clubs, selection of shops and its own newspaper. Market Rasen also has its own railway station and is on the Grimsby - Newark line offering connecting train lines to London and Edinburgh. Humberside Airport is also approx 20 miles away. Lincoln, a vibrant University City provides a variety of facilities including an excellent choice of schools, shops, restaurants, public houses and leisure activities is also situated 12 miles away. The port of Grimsby, the Humber Bank and the M180 motorway link are within comfortable commuting distance.

AGENTS NOTES

The property is fitted with an alarm system.

FIXTURES & FITTINGS

All fitted carpets, curtains, fixtures, fittings and garden ornaments are not included in the sale unless mentioned in these particulars. However, certain items may be available for purchase by separate negotiation.

COUNCIL TAX

We are advised by West Lindsey District Council that the council tax is in Band F.

LOCAL AUTHORITY

West Lindsey District Council: 01427 676676

USEFUL NUMBER

Lincolnshire County Council: 01522 552222

TENURE

Freehold. For Sale by private treaty.



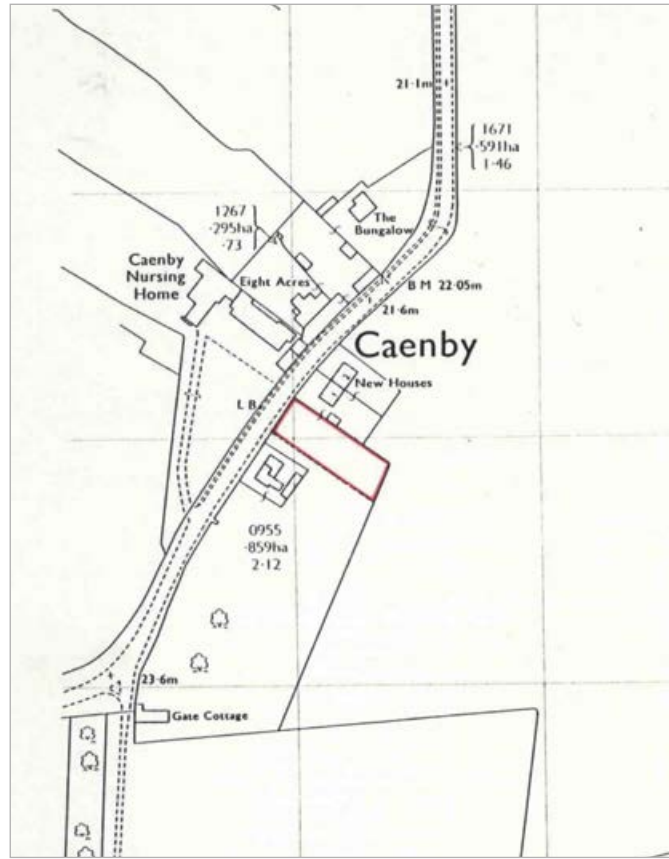
Ground Floor
Approx. 157.3 sq. metres (1693.6 sq. feet)



First Floor
Approx. 132.9 sq. metres (1430.7 sq. feet)







Energy Performance Certificate HM Government

Dolphin House, High Street, Caenby, MARKET RASEN, LN8 2EE

Dwelling type: Detached house	Reference number: 7898-8005-7255-5588-3930
Date of assessment: 31 May 2018	Type of assessment: RdSAP, existing dwelling
Date of certificate: 31 May 2018	Total floor area: 273 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 4,890
Over 3 years you could save	£ 654

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 594 over 3 years	£ 354 over 3 years	<div style="background-color: #4caf50; color: white; padding: 5px; display: inline-block; text-align: center;"> You could save £ 654 over 3 years </div>
Heating	£ 3,915 over 3 years	£ 3,669 over 3 years	
Hot Water	£ 411 over 3 years	£ 213 over 3 years	
Totals	£ 4,890	£ 4,236	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
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Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£80	£ 165
2 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 369
3 Solar water heating	£4,000 - £6,000	£ 123

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

POSTCODE - LN8 2EE

SERVICES

Mains water, sewage and electrics are connected to the property. The property is also serviced by oil fired central heating and Calor Gas.

VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer JHWalter are required to verify the identity of the buyer to comply with the requirements of The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017. Further, when a property is for sale by tender an I.D check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

AGENT

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