



10, Caistor Lane

Tealby

M A S O N S

— SINCE 1850 —

IO Caistor Lane

Tealby, Market Rasen
Lincolnshire LN8 3XW



This charming Grade 2 Listed , stone cottage dates back to around 1830 and is positioned directly opposite the stone built Grade 1 Listed Church of All Saints. The cottage is built of Ironstone with brick window and door heads beneath a pitched timber roof structure covered in clay pantiles.

The windows are multi-pane Yorkshire sashes which slide horizontally and enhance the character of the building and rooms within. The current owner has had bespoke plantation shutters made for the windows on the front elevation.

Heating is by a gas central heating system with condensing gas combination boiler and there is an electric stove in the sitting room fireplace.

Just a few paces from the scenic village centre and the surrounding hills, the cottage has an owned garden set back with a patio and exceptional views to the Wolds beyond. A fine opportunity to live in this exceptional Lincolnshire village or purchase as a holiday home for personal use or to let and produce an income in this prime destination for tourists.

Prime Wolds village location

Grade 2 Listed Georgian cottage

Hillside setting opposite the church

Just a short walk from the village centre

Cosy sitting room with window seat

Country-style breakfast-kitchen

Double bedroom and spacious bathroom

Stone built utility store at the rear

Garden with tree-lined hillside views

An ideal permanent or holiday home

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Accommodation

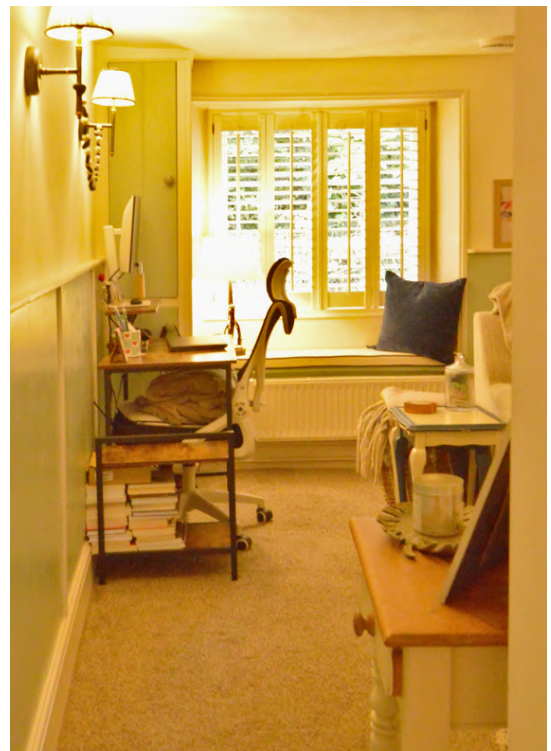
The property has a front entrance with painted 6-panel door but this is not in regular use and the accommodation is therefore best entered at the rear. From the rear courtyard, a ledged and framed, panelled door opens into the **breakfast-kitchen**, appropriately fitted in country style with base and wall units in blue, and a combination of beech and oak-block work surfaces with decorative ceramic-tiled splashbacks.

Beneath the rear Yorkshire sash window with Venetian blind is a deep ceramic Belfast sink in white with an antique brass style mixer tap. There is a glazed dresser display cabinet with drawer, an integrated refrigerator, a Hygena Multi-turbo electric oven with grill, a 4 ring gas hob and cooker hood. The floor has an oak effect vinyl covering, while the ceiling has LED downlighters and a smoke alarm. By the radiator there is space for a breakfast table and chairs.





Painted wood panelling by the staircase forms an archway to an alcove with dado panelling extending into a walk-through lobby to the sitting room



Positioned at the front of the cottage with a window seat under the Yorkshire sash window with bespoke plantation shutters on the front elevation, the **sitting room** is a cosy and characterful room with low cottage ceiling. A recessed brick fireplace has a slate tiled hearth and electric stove, with wiring for a wall mounted TV above. There is a double base cupboard by the chimney breast and the dado panelling in light green and cream extends around the room. Though not used by the present owner, a 6-panel painted front door opens inwards from outside.

There are 3 wall light points, a double radiator, smoke alarm and tall cupboard to the corner housing the electricity meter and consumer unit.



A short distance from the rear kitchen door and across the pathway, is the semi-detached **stone-built utility store**, a useful outbuilding with space at the rear for wheelie bins. Inside there is a light, power points with a rear window, space with plumbing for a washing machine and also space for a tumble dryer and freezer.

First Floor

The staircase leads up from the kitchen to a **landing** with kitewinder lower steps, moulded handrail and painted panelling at the side. There is a ceiling light, a smoke alarm and doors off with a step up into the bedroom and bathroom.

The **bedroom** is a spacious double room with painted dado panelling contrasting the paint colour of the walls above. The multipane Yorkshire sash window on the front elevation has bespoke plantation shutters and a deep sill. The ceiling is part-sloping and there is a radiator, a painted 4-panel door from the landing and space for a double wardrobe by the chimney breast and feature cast-iron fire surround.





The **bathroom** is a good size with a white suite comprising a low-level dual flush WC, a shaped pedestal wash basin and a tile-panelled bath with tiled walls surrounding, shower fittings to the Period style chrome mixer tap, a separate lever mixer shower unit with drench head and a glazed side screen.



The floor has an oak effect vinyl covering and there are fine views to the Wolds from the rear multi-pane Yorkshire sash window which has a Venetian blind. Full height painted ledge doors open to a good size linen/storage cupboard which also houses the condensing i-mini 24 gas combination central heating boiler.



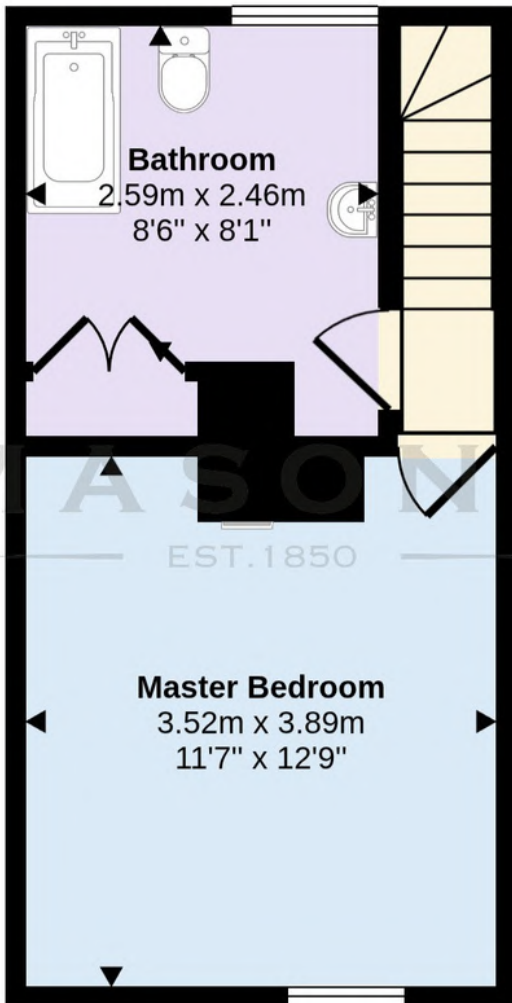
There are LED downlighters to the part-sloping ceiling, an extractor fan, double radiator and a painted ledge door from the landing

Outside

At the rear of the cottage, a shared pathway leads to the rather special garden which belongs to number 10, principally as this enjoys an elevated feeling above the open countryside to the rear which then rises beyond onto the hillside of The Wolds. This creates an exceptional view of the surroundings which can be enjoyed from a block lined flagstone patio ideal for alfresco dining, evening drinks or just relaxing .

The outside space has post and rail fencing, mixed hedgerows and is tree-lined providing partial shade on hot days and forming a picturesque outlook.

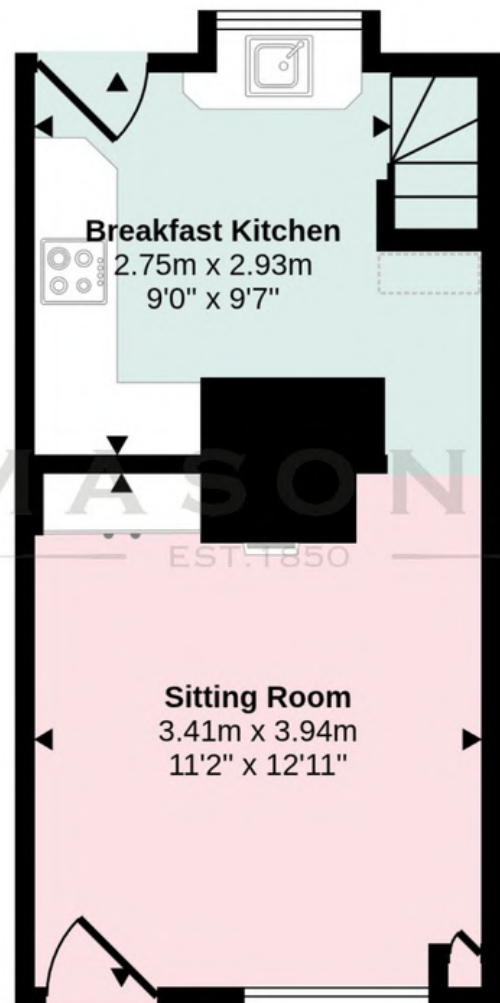
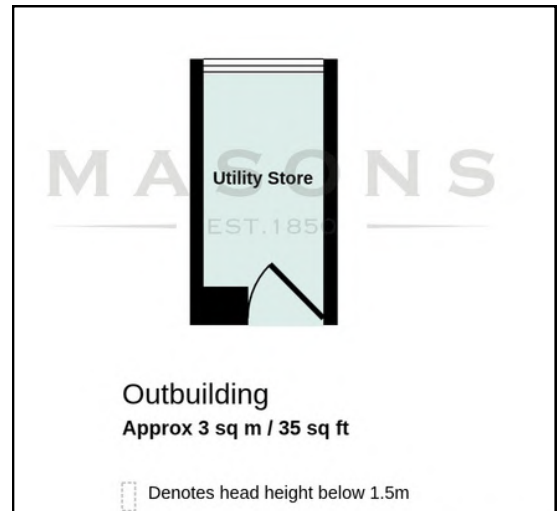
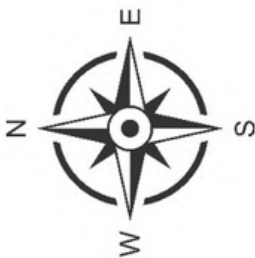




First Floor

Approx 25 sq m / 265 sq ft

Denotes head height below 1.5m



Ground Floor

Approx 24 sq m / 262 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like real items.

Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale.



Tealby

Timeless Beauty in the Heart of
the Wolds

Nestled on the western edge of the Lincolnshire Wolds, Tealby is one of the county's most desirable and picturesque villages, rich in character and framed by rolling countryside. With its honey-coloured stone cottages, meandering lanes, and vibrant community spirit, Tealby blends timeless charm with a quietly thriving way of life. At its heart sits a welcoming village hall, a traditional pub, a country tea room, and a well-regarded primary school—all adding to its appeal as a place to truly settle in. The Grade 1 Listed Parish church of All Saints, C12, C13, early C14, C15, C16 stands proudly above the village and the chancel was remodelled by James Fowler in 1872

The surrounding landscape, designated as an Area of Outstanding Natural Beauty, provides endless opportunities for walking, riding, and embracing the outdoors, while the nearby town of Market Rasen offers everyday essentials and rail links.

Tealby is the kind of place that inspires creative living, relaxed weekends, and a deep-rooted sense of belonging—beautifully balanced between past and present, peace and connection.



Recognised as an Area of Outstanding Natural Beauty (AONB), the Wolds is ideal for those who appreciate outdoor activities like walking, and cycling with miles of scenic trails and bridleways weaving through its charming villages and farmland.

Towns and villages like Louth, Market Rasen, and Horncastle offer a blend of rural charm and modern convenience, with a strong sense of community, and an array of amenities, including shops, cafés, and pubs. The region is known for its excellent primary and secondary schools, making it particularly attractive for families. Additionally, good transport links, including proximity to business hubs like Lincoln and Grimsby, ensure that residents can easily commute or enjoy day trips to larger urban centres.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band A

Services Connected

We are advised that the property is connected to mains gas, electricity, water and drainage but no utility searches have been carried out to confirm at this stage.

Tenure

Freehold

Location

What3words: ///clocks.interests.soda

Directions

From Louth take the A157 west across the Lincolnshire wolds and after passing through Ludford turn right onto the B1225 at the crossroads. Continue to the next crossroads and turn left down Papermill Lane. Follow the road to Tealby and on arriving at the village take the right turn into Caistor Lane. The cottage will be found after a short distance on the right.

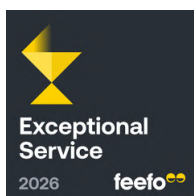
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