



## Horncastle Hill, Old Bolingbroke, Spilsby, PE23 4HG

- With NO 'upward CHAIN' this is a FANTASTIC development or extension OPPORTUNITY on a VERY GENEROUS 0.55 ACRE plot (sts)
- AND with views to the church, a well presented THREE bedroom, TWO reception, detached 1,110 sq ft COTTAGE in need of some updating, with an attached 144 sq ft brick built store room
- LOUNGE and dual aspect DINING rooms, BOTH having OPEN fires and BAY windows
- Fitted KITCHEN with PANTRY, in need of updating
- UPVC DOUBLE GLAZING including exterior doors and entrance lobby
- And/OR wanting an EXTRAORDINARY sized GARAGE WORKSHOP (2,900 sq ft, commercial sized, having three vehicular doors, light and power) with appropriate parking, about 20 car parking spaces in total
- Front, side and PRIVATE rear GARDENS including paved patio, and a PADDOCK
- UPVC double glazed CONSERVATORY (having light and power)
- Large upstairs BATHROOM (with potential for separate shower as well as the bath) and downstairs gardeners W.C.
- VERY DESIRABLE historic village, COUNTRY walks, ONLY 3.5 miles to well serviced historic MARKET TOWN

**Guide Price £400,000**





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## DESCRIPTION

This is a fantastic development or extension opportunity, subject to planning, on a very generous 0.55 acre plot (sts) and/or wanting an extraordinary sized garage workshop (2,900 sq ft, commercial sized, having three vehicular doors, light and power) with appropriate parking, about 20 car parking spaces in total including for caravan/motor home if required. And with views to the church, a well presented three bedroom, two reception, detached 1,110 sq ft cottage in need of some updating, with an attached 144 sq ft brick built store room, as well as front, side and private rear gardens including paved patio, and a paddock, all in the very desirable historic village of Old Bolingbroke, birthplace of King Henry IV, having a village pub, and is only 3.5 miles from the well serviced historic market town of Spilsby.

The cottage consists of entrance lobby, lounge and dual aspect dining rooms, both having open fires and bay windows, UPVC double glazed conservatory having light and power, fitted kitchen with pantry, in need of updating, landing with window, large bathroom with potential for separate shower as well as the bath, the three bedroom, and there is the attached 144 sq ft brick built store room and gardeners W.C.

It also benefits from UPVC double glazing including exterior doors, external lighting, mains drainage, and is offered freehold.

Old Bolingbroke sits at the foot of the Lincolnshire Wolds (designated an area of outstanding beauty) and the village atmosphere of rural tranquillity remains as unspoilt today as it was over 600 years ago with its unique history, the birthplace of King Henry IV, medieval castle remains, pageants, unspoilt village pub, church of Saints Peter and Paul and only three and a half miles from the well serviced vibrant historic market town of Spilsby, birthplace of Sir John Franklin the arctic explorer, which has a theatre, tearoom, restaurants, open air market, supermarket, doctors, dentist and sought after schooling.



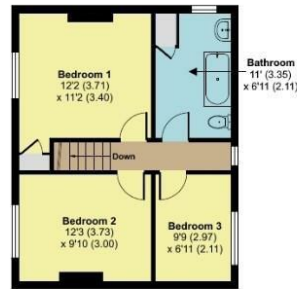
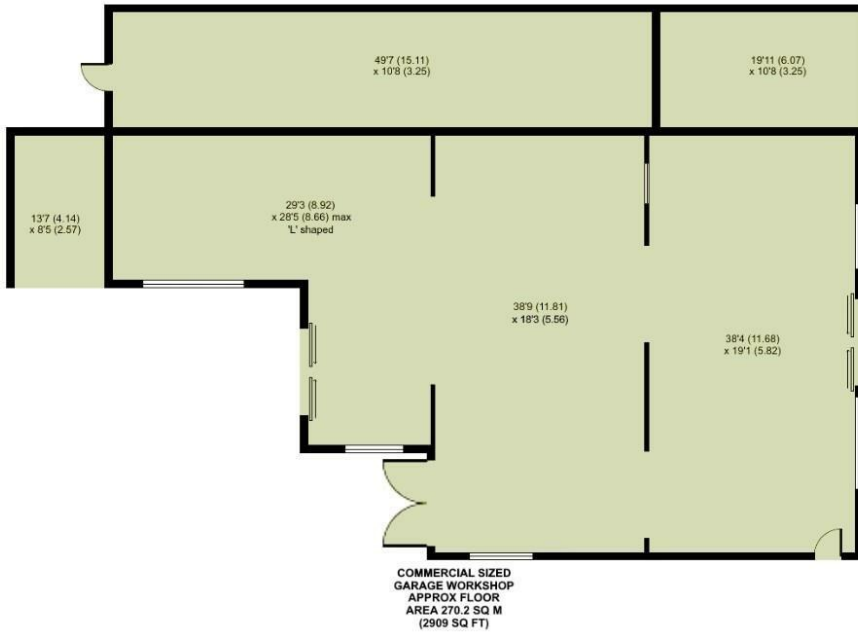




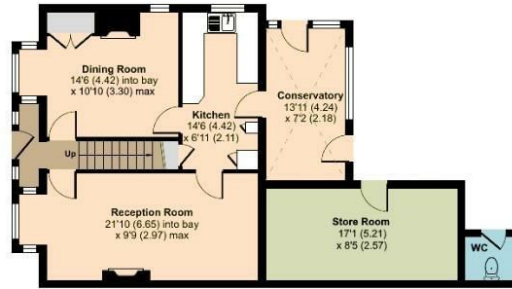


# Old Bolingbroke, Spilsby, PE23

Approximate Area = 1119 sq ft / 103.9 sq m  
 Outbuilding = 3079 sq ft / 286 sq m  
 Total = 4198 sq ft / 389.9 sq m  
 For identification only - Not to scale



**FIRST FLOOR APPROX FLOOR AREA 44.6 SQ M (481 SQ FT)**



**GROUND FLOOR APPROX FLOOR AREA 59.2 SQ M (638 SQ FT)**

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>68</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>36</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

### Viewings

Please contact [horncastle@hunters.com](mailto:horncastle@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2024. Produced for Hunters Property Group. REF: 1130039



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