



## Top Yard, Baumber, Horncastle, LN9 5PB

- STUNNING LOCATION! TWO DOUBLE BEDROOM DETACHED COTTAGE in need of REFURBISHMENT, with NO 'upward CHAIN'
- SOUTH FACING and SECLUDED, IDYLIC GENEROUS established GARDEN laid to lawn and with trees, ALSO having 4 x attached BRICK OUTBUILDINGS total 138 sq ft and hard standing
- UPVC double glazed, back boiler CENTRAL HEATING currently disconnected
- SPACIOUS and fitted KITCHEN BREAKFAST room including generous range of units, space/plumbing for electric cooker, fridge freezer and dishwasher etc, UTILITY W.C.
- ONLY a council TAX band 'A', currently £1,444.94 per annum gross
- GENEROUS 0.25 ACRE plot (sts) in a SEMI-RURAL location down a COUNTRY lane to ONLY 4 properties with this property having VIEWS of BEAUTIFUL parkland & MEDIEVAL HALL ruins
- GENEROUS off road PARKING, for THREE cars, may be extended including for CARAVAN if required
- LOUNGE with brick faced OPEN FIREPLACE, laminate flooring
- BATH and SHOWER ROOM with fully tiled shower, bath, pedestal hand basin and low level close coupled toilet
- Baumber VILLAGE has PETROL STATION and LESS than 5 miles to WELL SERVICED historic MARKET TOWN and 3.5 miles to GOLF COURSE and FISHING LAKES

**Guide Price £300,000**





# Top Yard, Baumber, Horncastle, LN9 5PB

## DESCRIPTION

In a stunning semi-rural location down a country lane to only 4 properties, this one has views of beautiful parkland and medieval hall ruins, and is a two double bedroom detached cottage, circa 1800's, in need of refurbishment, on a generous 0.25 acre plot (sts) with a south facing and secluded, idyllic generous established garden that is laid to lawn and has trees, also having 4x attached brick outbuilding store rooms totalling 138 sq ft and a hard standing, as well as generous off road parking, for three cars that may be extended including for caravan if required, all with NO 'upward CHAIN'.

The property consists of entrance lobby room (with light and power), lounge (with brick faced open fireplace and laminate flooring), spacious and fitted kitchen breakfast room (including generous range of units, space/plumbing for electric cooker, fridge freezer and dishwasher etc), utility W.C. (with space/plumbing for washing machine, pedestal hand basin and toilet), inner hall with storage space, landing, bath and shower room (with fully tiled shower, bath, pedestal hand basin and low level close coupled toilet), master bedroom and 2nd double bedroom (with built in double wardrobe).

It also benefits from UPVC double glazing, back boiler central heating currently disconnected, wooden internal doors, and is only a council tax band 'A'.

Baumber village sits on a ridge above the valley of the Bain River having a rich and varied landscape to the east of the Lincolnshire Wolds (a designated Area of Outstanding Natural Beauty) and has a petrol station and a parish church believed to be dated back to the Normans and is less than 5 miles to the centre of the well serviced historic market town of Horncastle whose amenities include supermarkets, doctors, dentists, main Post Office, grammar, secondary and primary schools, swimming baths, fitness centre, bowling green etc. and the Horncastle golf course and the Ashby Park fishing lakes are only 3.5 miles away.









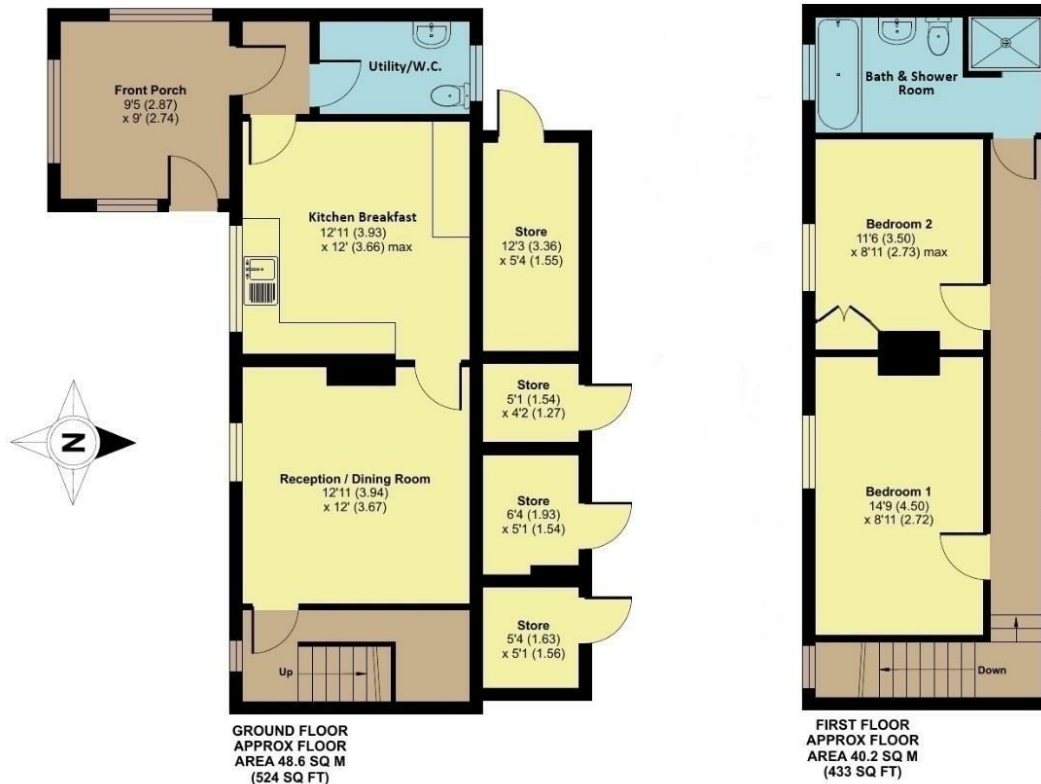
## Top Yard, Baumber, Horncastle, LN9

Approximate Area = 957 sq ft / 88.9 sq m

Outbuildings = 136 sq ft / 12.6 sq m

Total = 1093 sq ft / 101.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Hunters Property Group. REF: 1283372

### Viewings

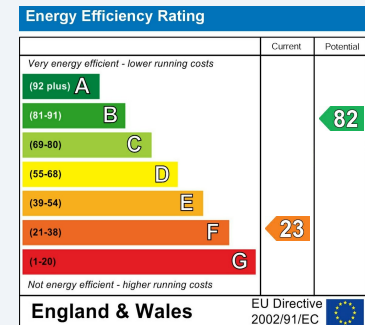
Please contact [horncastle@hunters.com](mailto:horncastle@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

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

## 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.



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.