



## Jolls Lane, Greetham, Horncastle, LN9 6NU

- BEAUTIFUL and IMMACULATELY presented, completely REFURBISHED, family home, weekend retreat or holiday let, DETACHED Victorian PERIOD COTTAGE with NO 'upward CHAIN'
- 0.15 ACRE plot with established PRIVATE GARDENS, flagstone paved PATIO, raised DECKING with inset HOT TUB, pergola CANOPY, STORE (attached to STUDIO), SHED, ext'l light, power & water
- SYMPATHETICALLY RENOVATED works include NEW kitchen, central heating and boiler, wood burner, furniture (all included), flooring etc, VERY SUCCESSFUL HOLIDAY let, £40-50k pa
- Dual aspect BESPOKE KITCHEN, soft closure SOLID WOODEN fronted fitted INCLUDING island, oak block worktops, Belfast sink, range cooker, dishwasher, fridge, freezer, 2 x wine coolers and washer dryer
- With STUNNING far reaching ROLLING WOLDS countryside VIEWS in VERY DESIRABLE village
- THREE DOUBLE bedrooms (incl 1 x downstairs), TWO receptions and STUDY, as well as 145 sq ft STUDIO/ SUMMER HOUSE (with light, power and heating), PARKING bay for 2 x CARS
- Beautiful LOUNGE and DINING rooms, BOTH with FEATURE fireplaces having WOOD BURNERS, exposed timber CEILING BEAMS and PERIOD FLOORING, and ARCHED windows with matching shaped shutters
- SHOWER WET ROOM including Fired Earth fully tiled walls, frameless walk-in shower having monsoon and flexible shower heads and inset wall shelf, surface mounted circular hand basin, inset wall mirror etc

**Price £425,000**





# Jolls Lane, Greetham, Horncastle, LN9 6NU

## DESCRIPTION

In a fantastic location with stunning rolling Wolds countryside views (designated an 'An Area Of Outstanding Natural Beauty'), a beautiful and immaculately presented, completely refurbished, family home, weekend retreat or holiday let, detached Victorian period Grade II listed cottage with 3 double bedrooms (incl 1 downstairs), 2 receptions and study, as well as 145 sq ft studio/summer house (with light, power & heating), on a 0.15 acre plot (sts) as well as parking bay for 2 cars, all in the very desirable village of Greetham, with bus services (and school transport available), only 3.5 miles from the very well serviced historic market town of Horncastle, and there is NO 'upward CHAIN'.

It also benefits from a sympathetic full renovation incl new kitchen, central heating & boiler, wood burner, furniture (vast majority included), flooring, shower wet room etc, period features incl exposed timber ceiling beams & period flooring, arched door & windows with matching shaped shutters, separate staircases to the 2 upstairs double bedrooms, flagstone paving etc, as well as broadband internet.

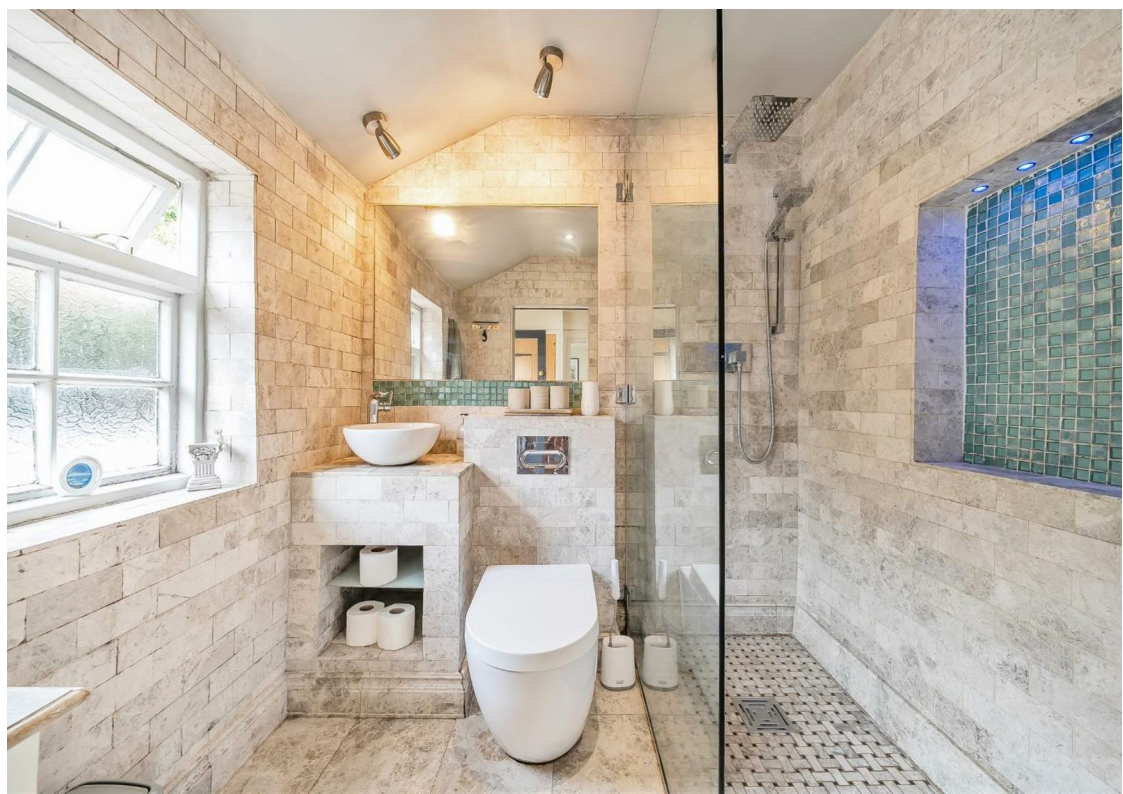
Currently a very successful holiday let, £40-50k pa providing a lucrative income for the current owner (visit [bellaholidaycottages.co.uk](http://bellaholidaycottages.co.uk)).

The generous 0.15 acre plot with those stunning views to the front includes established private gardens, flagstone paved patio, raised decking with inset 6 seat hot tub, pergola canopy, 145 sq ft studio/summer house (with light, power and heating) & attached store, shed, external light, power & water.

The property includes beautiful lounge & dining rooms (both with feature fireplaces, wood burners, exposed timber ceiling beams & period flooring, and arched windows with matching shaped shutters), open plan dual aspect bespoke kitchen (incl island, oak block worktops, range cooker, dishwasher, fridge, freezer, 2 wine coolers, washer dryer), study, shower wet room (incl Fired Earth fully tiled walls and frameless walk-in shower) and the 3 bedrooms.









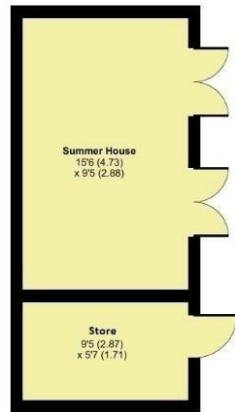
## Jolls Lane, Greetham, Horncastle, LN9

Approximate Area = 1021 sq ft / 94.8 sq m

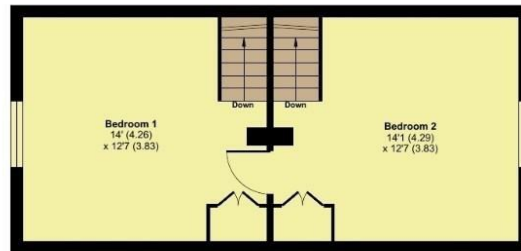
Outbuildings = 200 sq ft / 18.5 sq m

Total = 1221 sq ft / 113.3 sq m

For identification only - Not to scale



OUTBUILDING  
APPROX FLOOR  
AREA 18.5 SQ M  
(200 SQ FT)



FIRST FLOOR  
APPROX FLOOR  
AREA 33.6 SQ M  
(362 SQ FT)



GROUND FLOOR  
APPROX FLOOR  
AREA 61.2 SQ M  
(659 SQ FT)

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nclchcom 2025. Produced for Hunters Property Group. REF: 1342554

### 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.