



Hill Cottage, 16 Fosse Lane  
Thorpe-On-The-Hill

MOUNT & MINSTER



# Hill Cottage, Fosse Lane

Thorpe-On-The-Hill

A handsome and charming home, standing in a prominent position in the heart of this equally splendid village with glorious gardens and ample private parking.

- Charming Residence
- Popular Village
- Three Bedrooms
- Driveway & Garage
- Three Reception Rooms
- Kitchen/Breakfast Room
- Bathroom
- Beautiful Landscaped Garden
  - Grade II Listed
  - Local Amenities



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## INTRODUCTION

Hill Cottage dates back to the 1800's and is a quintessentially picturesque charming Grade II character home, situated in the popular village of Thorpe-on-The Hill. The property boasts a wealth of original features including exposed beamwork and briefly comprises, a delightful reception room with an open fire, a generous lounge with vaulted ceilings and exposed beamwork, along with a log burner which overlooks the well maintained rear garden. A separate dining room with a working fireplace and kitchen breakfast room conclude the ground floor whilst to the first floor there are three bedrooms along with a family bathroom.

## LOCATION

The property is situated in the heart of the village of Thorpe-On-The-Hill which is a charming village boasting a range of local amenities, including a village shop, pub and well regarded primary school all within easy reach of this delightful home. The village is located approximately 7 miles southwest of the historic city of Lincoln with its spectacular 11th century Cathedral and Castle at the heart of the cultural Cathedral Quarter which includes the popular Bailgate shopping area. The market town of Newark-on-Trent in Nottinghamshire is only 10 miles south with direct trains to London Kings Cross in around 70 minutes.

## OUTSIDE

The property sits on a generous plot, with a driveway to the front leading to the detached garage offering ample off road parking. To the rear, a beautifully landscaped garden has a plethora of mature shrubs and trees, along with a greenhouse making this a delightful private space for alfresco dining and entertaining.

## SCHOOLS

An easy walk away in the village is Ofsted rated Good, St. Michael's C of E Primary School, whilst within a 10 minute drive, the independent Burton Hathow Preparatory School is a top-ranking nursery and junior school. For secondary education, an Ofsted 'Outstanding' school is The Priory Academy LSST which is around 5 miles into Lincoln and, in the private sector, the Lincoln Minster Schools (both Prep and Senior) are also highly sought after.





#### COUNCIL TAX BAND

Band - D

North Kesteven District Council

#### METHOD OF SALE

Freehold with vacant possession on completion.

#### TENURE

Freehold with vacant possession.

#### SERVICES

Mains water, drainage, electric heating.

#### VIEWINGS

By prior arrangement with the Sole Selling Agents (01522 716204).

#### PARTICULARS

Drafted following clients' instructions of January 2026.

#### ADDITIONAL INFORMATION

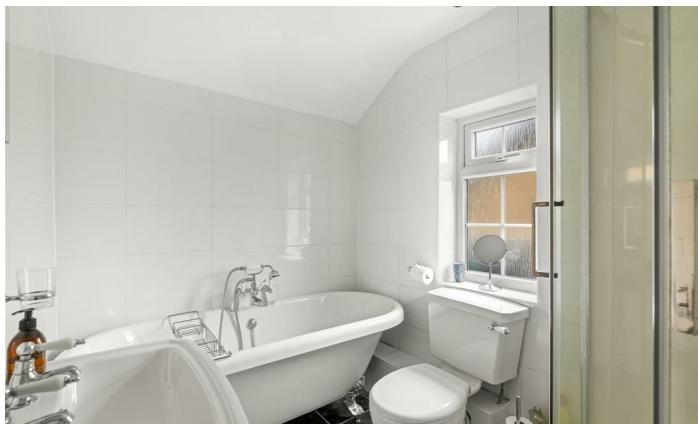
For further details, please contact Ellen Norris at Mount & Minster:

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#### BUYER IDENTITY CHECKS

Please note that prior to communicating any offer, Mount & Minster 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) Regulations 2017.





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**Approx. Gross Internal Floor Area 141.14 sq. m (Including Garage)**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



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