



Horseshoe Cottage

Alford

M A S O N S
— Celebrating 175 Years —



Horseshoe Cottage

Calceby Corner, Alford,
LN13 0AU

Renovated and extended 3-bedroom detached cottage

Large open-plan kitchen diner with Bosch hob and tiled flooring

Spacious lounge with garden views and modern styling

Family bathroom with P-shaped shower bath and twin windows

Landscaped gardens with raised lawn and private rear courtyard

Gravel driveway with off-street parking for two vehicles

Quiet no-through road setting with woodland opposite

Easy access to Alford, Louth and the coast

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This charming cottage has been fully renovated, including new insulation, windows, doors, roof and render. Step through the composite front door into a spacious kitchen diner with gloss grey units, marble-effect worktops, Bosch induction hob and twin front windows. Wood-effect tiled flooring continues through to the dining area, which leads into a bright lounge overlooking the garden—perfect for relaxing or entertaining.

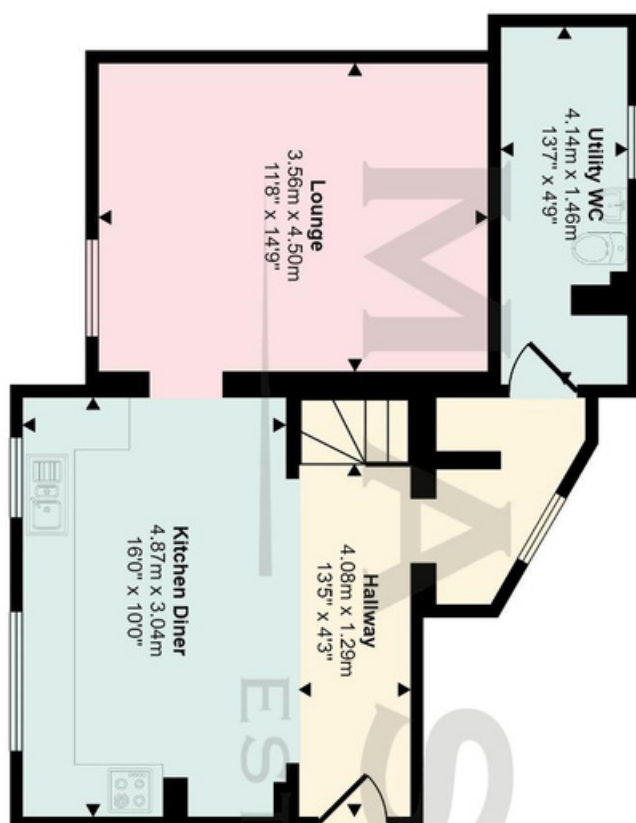
A rear lobby connects to the utility/WC, housing the Firebird boiler, hot water cylinder, laundry plumbing and storage, all neatly finished with tiled flooring and a frosted window.

Upstairs, a split landing leads to three bedrooms and a modern bathroom with a P-shaped bath and shower, basin, WC, and twin frosted windows. Two of the bedrooms are doubles—one with a vaulted ceiling—and the third is a generous single or small double.

Outside, the cottage enjoys a peaceful rural setting with no through traffic and woodland opposite. A gravel driveway provides parking for two cars, and the front garden is lawned with a sunny aspect. A raised side lawn with picket fence offers extra green space, while a gravelled rear courtyard—enclosed by a brick wall and fencing—includes space for storage, bins, and further landscaping. The oil tank is neatly tucked away to the side.

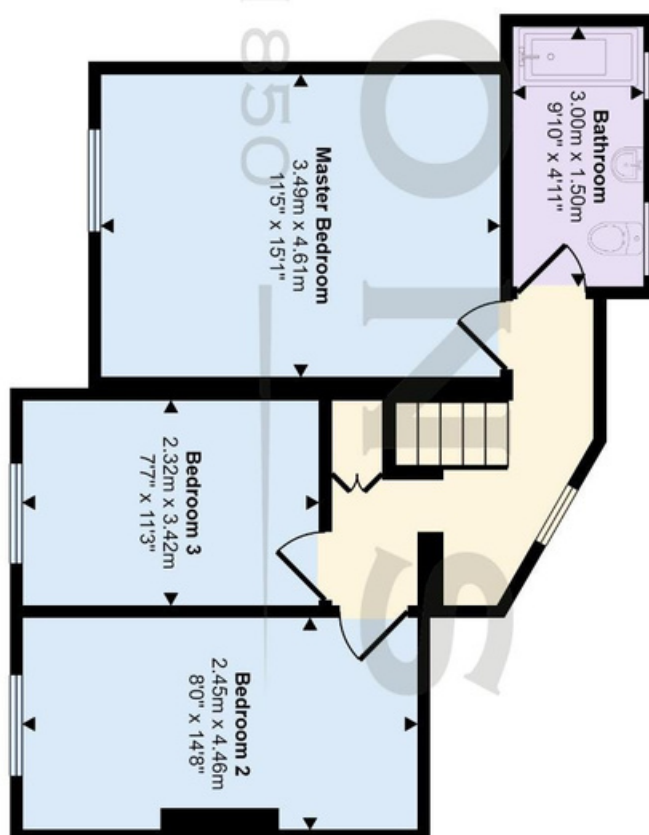


Ground Floor
Approx 50 sq m / 535 sq ft



Approx Gross Internal Area
99 sq m / 1067 sq ft

First Floor
Approx 49 sq m / 532 sq ft



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.

Alford

Where Heritage and
Community Flourish at the
Wolds' Edge.



Alford is a charming market town set at the foot of the Lincolnshire Wolds, an Area of Outstanding Natural Beauty. Rich in history, Alford dates back to the Domesday Book and still holds a traditional weekly market, first established in 1283. The town is home to the iconic five-sailed windmill and Alford Manor House—reputedly the largest thatched manor house in England. Both landmarks celebrate the area’s rural heritage. Alford’s vibrant community is reflected in its independent shops, welcoming pubs, and creative spirit, showcased through events like the Alford Craft Market. With scenic countryside on the doorstep and a strong local identity, Alford offers a peaceful, well-connected lifestyle in an historic setting.

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 Alford 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		82 B
69-80	C	71 C	
55-68	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 electricity and water and a private drainage system but no utility searches have been carried out to confirm at this stage.

Tenure

Freehold

Directions

From Louth, travel south along the A16, passing through Burwell and Swaby. Continue until you see signs for South Thoresby and take the next left. After a short distance, turn immediately left down the no-through road. Horseshoe Cottage is on the right-hand side.

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage.

M A S O N S

EST. 1850

Cornmarket,
Louth, Lincolnshire
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