



Rosaly

Scamblesby

M A S O N S
— Celebrating 175 Years —



Rosaly

Old Main Road, Scamblesby,
LN11 9XJ

Spacious detached Bungalow

Popular Wolds Village

Recently upgraded with air source heat pump and solar panels

Very efficient and low running costs

4 bedroom accommodation and 2 bathrooms

Ample driveway and good size gardens

Highly regarded village primary school nearby

Ideally positioned between market towns of Louth and Horncastle

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Tucked away in the Lincolnshire Wolds village of Scamblesby—an Area of Outstanding Natural Beauty—this spacious detached bungalow offers the perfect blend of peaceful rural living and modern, energy-efficient comfort. The property is well positioned with easy access to the village school and nearly Louth and Horncastle.

A conservatory entrance opens into a central hallway, leading to a bright, airy living room, a flexible dining room or bedroom, and a fitted kitchen. With four bedrooms plus a study, the layout suits both growing families and those working from home, complete with a family bathroom and an en suite shower room.

The outdoor space is just as inviting, with a gravel driveway providing ample parking, and lawned gardens with a sunny patio—perfect for relaxed outdoor living.

Built around 1952, the home boasts excellent eco credentials, including recently installed air source heat pump, 5KW solar panels, a modern hot water system, and a newly insulated fibreglass flat roof—all contributing to low running costs. Several windows have also been replaced, further improving energy efficiency and year-round comfort.





Generous hallway that includes a handy storage cupboard and loft access. The lounge is filled with natural light from two uPVC double glazed windows to the side and a charming bay window to the front, offering lovely views over the garden. An open fireplace with a brick surround adds a cosy, traditional touch.



The kitchen is both practical and stylish, featuring double glazed French doors to the side and a rear-facing window. It's equipped with a range of wall and base units, finished with gloss roll-edged worktops and an inset one and a half bowl sink with drainer. There's space and plumbing for a washing machine, room for an electric range, and space for an under-counter fridge. A dining room, which could also serve as a bedroom, features a large bow window and carpeted flooring.

The bathroom is fitted with a panelled bath and electric shower, a pedestal wash basin, and a low-level WC. It's finished with tiled walls and floors and benefits from a rear-facing window.







The main bedroom overlooks the rear through a bow window and includes fitted wardrobes, ceiling coving. A second bedroom has its own private access via a uPVC door and includes a window, making it ideal for guests or a relative seeking independence. This room also benefits from an en-suite with a shower, pedestal wash basin, WC, splashback tiling, towel radiator, and a window to the rear.



There is a fourth bedroom that offers flexibility, whether used as a guest room or additional living space, with a rear-facing window and carpeted floor. A conservatory porch at the front of the home provides a bright, tiled entrance space, complete with double-glazed windows and French doors, leading directly into the main hallway. Additionally, there is a study which could be utilised as a home office, nursery, or even a fifth bedroom, with a front-facing window.





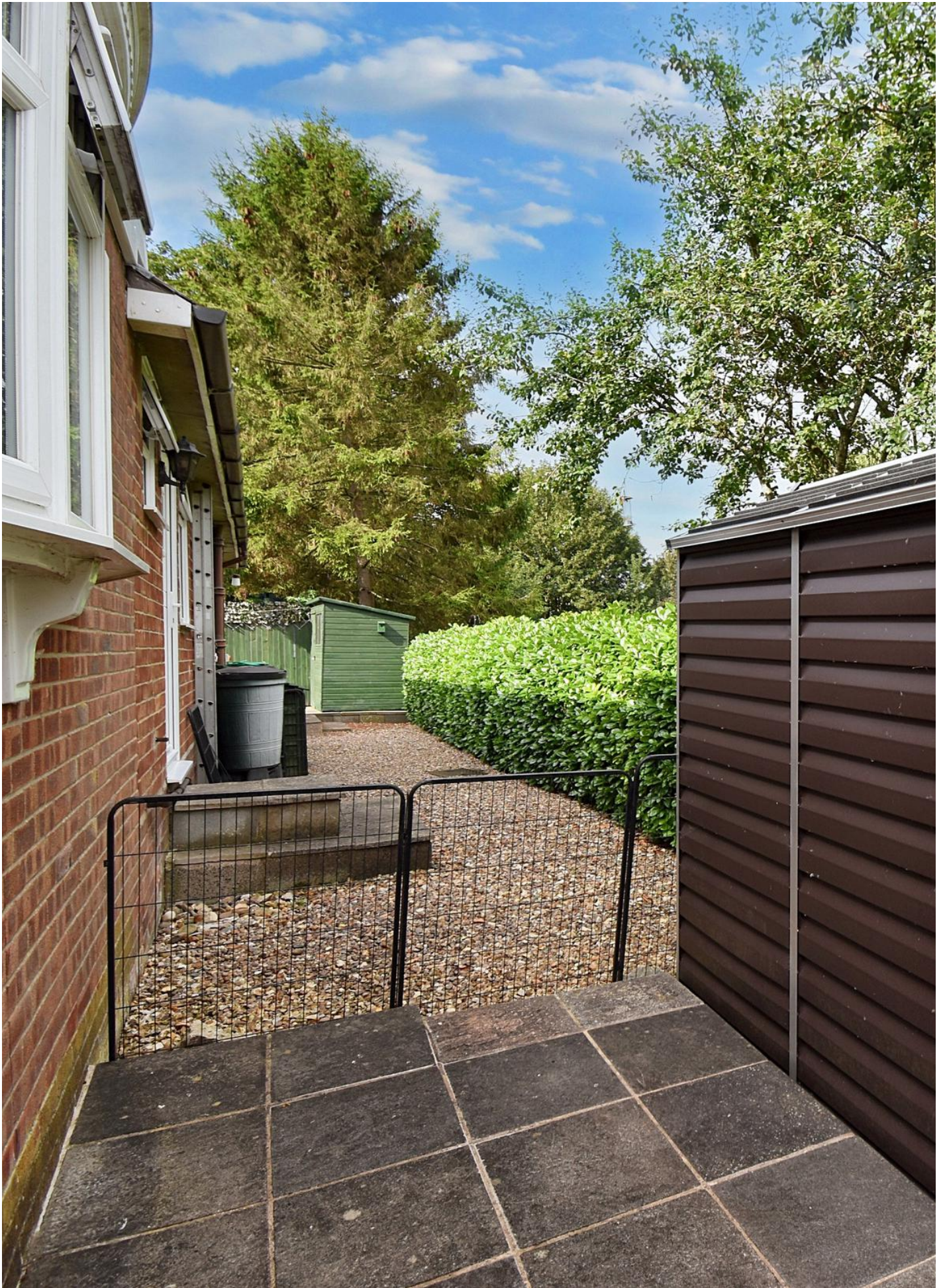
Outside

The garden is predominantly at the front of the property enjoying a southerly aspect being mainly laid to lawn, enclosed with hedges, fencing and wall with gravelled area and then leading to a pleasant side patio area with garden shed. A gravelled pathway leads around the rear of the property. Ample off road parking for several vehicles and space to accommodate a caravan or similar.



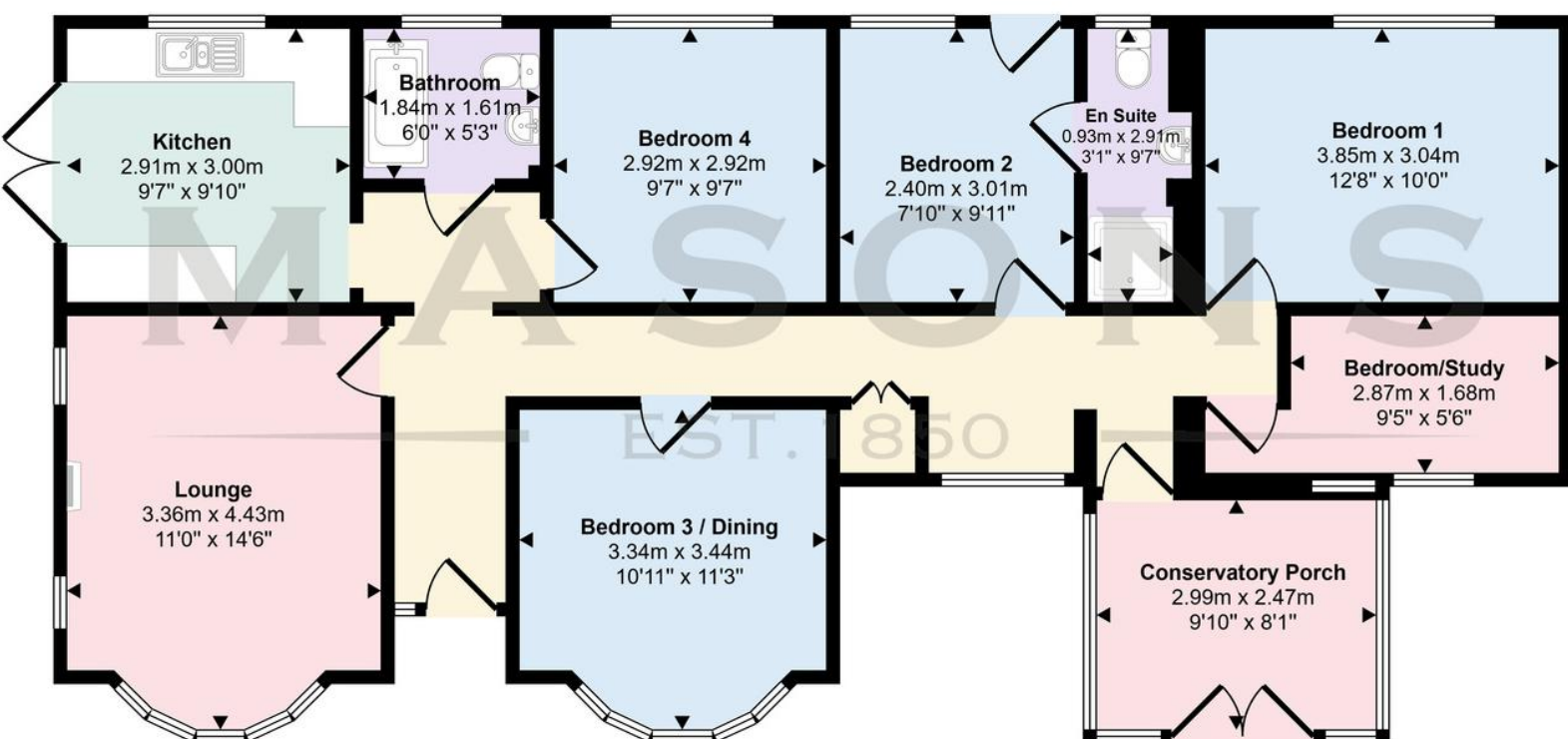








Approx Gross Internal Area
103 sq m / 1113 sq ft



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.

Scamblesby

Hidden gem in the Wolds

Scamblesby is a highly regarded country village positioned in the Lincolnshire Wolds Area of Outstanding Natural Beauty and well placed for travelling to the market towns of Louth, Horncastle and Market Rasen, (7, 7 and 14 miles respectively). Lincoln is about 23 miles away and within easy commuting distance whilst the Lincolnshire coast is a similar distance to the east. Scamblesby benefits from the highly regarded primary School, a popular riding school, the church of St Martin and a busy community village hall. Also having good access to The Viking Way leading through the Wolds. The area has many attractive country walks and bridleways and is just a short distance away from Cadwell Park motor racing circuit.



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		81 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 C

Services Connected

We are advised that the property is connected to mains electricity, water and private drainage but no utility searches have been carried out to confirm at this stage.

Tenure

Freehold

Location

What3words: ///commenced.mercy.shred

Directions

From the centre of Scamblesby next to the school, proceed west on Old Main Road and the property will be shortly 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

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LN11 9QD

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