



FAIRWEATHER
ESTATE AGENTS

Bokhanger Lodge, Spilsby Rd, Horncastle LN9 6AL

£525,000

Bokhanger Lodge

There is no greater compliment as an estate agent than to be invited back to market a property that the owners originally bought from you. We all remembered Bokhanger Lodge straight away having fallen in love with it ourselves the first time around and so we are absolutely delighted to have the opportunity to find the new buyer for this beautiful period property following a job relocation for the current owners.

Now offered with no onward chain this beautiful property with its Gothic style is well recognised in the area and many years ago was once the doctor's surgery. Bokhanger Lodge has a lovely welcoming, nostalgic feel, with ornate carved doors, wooden panels and architraves, a beautiful wooden staircase and charming fireplaces that give it its own unique personality and an individual style that while still honours the past but has adapted well to the lifestyles of more modern families over the years.

The current owners have gone on to sympathetically update the property, respecting all of the character and period features but making huge improvements to the general day to day living of the family. A beautiful new electric Aga has replaced an older cooking range and keeps the kitchen as well as the rooms immediately off the kitchen toasty and warm in the cooler months. The old boiler was replaced in March 2023 along with all of the older style and less efficient radiators which the owners tell me has made all the difference in the world to the overall ambiance of the property as well as a great difference to the utility bills!

There are four double bedrooms and three lovely reception rooms to include a large living room, a beautiful brand new garden room / dining room off the kitchen as well as a cosy study or snug. There is a fabulous cellar too which has full head-height which provides further opportunity to convert but is also an incredibly useful space in its own right.

There is a generous gravel driveway, double garage and EV charger point to the front of the property as well as a large private and secluded garden to the rear. Bokhanger Lodge has several lovely mature fruit and nut trees, areas for sitting out in both sunshine and dappled shade and the lovely feature of the river which flows through Horncastle that passes by at the very bottom of the garden.





Entrance Hallway – With a most beautiful ornate staircase leading to the first floor accommodation, wooden panelling to the walls and double wooden doors with brass fittings opening through to the:

Drawing Room 31'7 x 15'1 (9.66m x 4.60m) - Formally two rooms but now opened up into one large reception room with a bay window with window seat to the front, four-panelled window with full-height double doors leading to the garden patio, deep coved cornice, two central ceiling light points with decorative ceiling roses and candelabra light fittings and a large, brick fireplace with ornate carved wooden fire surround, Clearview cast iron wood burning stove inset and a quart tiled hearth.

Laundry Room – Having window to the rear, vintage sink unit comprising a marble wash basin with cupboards beneath, further antique 'tilting' hand-wash basin, extensive wall tiling, fitted shelving and work surface with space and plumbing beneath for washing machine and tumble dryer.

Breakfast Kitchen -20'6 x 12'1 (6.27m x 3.84m) – Having windows to the rear and a fully tiled floor. Modern high gloss black kitchen with solid oak work surfaces and a good selection of drawer and cupboard units at both base and eye level. Central console has drawers and power points inset, there is an integral dishwasher, superb modern electric Aga, splashback and co-ordinating extractor canopy over, door to Pantry with shelving, door to the side entrance lobby and second staircase, and double arched doors which open through into the:



Garden Room / Dining Room 5.25m x 3.39m – Of brick and uPVC construction with French doors to the rear, windows to either side, solid roof and two radiators.

Snug / Study 14'11 x 10'4 (4.30m x 3.16m) – Having window to the front aspect, central ceiling light point, fireplace with cast iron interior, tiled inserts and an ornate fire surround.

First Floor Accommodation – accessed via two separate staircases

Master Bedroom 17'5 x 15'1 (5.33m x 4.60m) – Having window to the rear aspect, period fireplace having a cast iron arched interior and fire surround, range of fitted wardrobes with hanging rails and shelving.

Bathroom – Having window to the rear and comprising a suite of corner spa style bath, rectangular wash basin with grey fitted unit beneath and co-ordinating WC with attractive wall tiling where appropriate.

Bedroom Two 15'1 x 14'7 (4.60m x 4.48m) – Having bay window to the front aspect, fireplace with cast iron arched interior and fire surround.

Bedroom Three 14'1 x 10'4 (4.29m x 3.16m) – Having window to the front.

Bedroom Four 10'2 x 8'4 (3.10m x 2.56m) – Having window to the rear

Shower Room – Having window to the rear and comprising a re-fitted suite of walk-in double shower with glass screen and chrome coloured shower fittings, grey unit with twin wash basins and shelving beneath and co-ordinating WC. Double doors to airing cupboard.

Cellar – With full head height ceilings, light, power points and door to the side.

Outside – To the front of the property a gravel driveway provides ample off road parking for several vehicles and leads up to the Detached Double Garage having up and over door, light and power. There is also an EV charger point. There are well established borders and trees and even plums grow beneath the bay window! The private rear garden is laid in the majority to lawn and again is surrounded and interspersed with trees (including almond, quince, cherry plum and apple trees) with flowering plants shrubs and bushes. There are patio areas overlooking the secluded garden right down to the river at the very bottom.

EPC – E

Council Tax Band - E







Total area: approx. 233.1 sq. metres (2509.0 sq. feet)

Note: All measurements are approximate. The services, fixtures and fittings have not been tested by the Agent. All properties are offered subject to contract or formal lease.

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