



## Elmhirst House, Lincoln Road Horncastle, LN9 5AW



Book a Viewing!

**£525,000**

Situated in an elevated position with views of the Lincolnshire Wolds, this impressive detached family home was originally built in 1927 and extended in the 1970s. Offering over 320m<sup>2</sup> of immaculately presented living space, the property has been lovingly restored to a high standard by the current owner. The home features flexible living accommodation and includes potential for a private annex with its own entrance, perfect for multi-generational living. The property boasts a B-rated EPC, enhanced by high levels of insulation, an air source heat pump (benefiting from an income grant) and solar panels with a feed-in tariff. The ground floor accommodation includes a welcoming entrance hall leading to an inner hallway. The formal drawing room has doors opening onto the garden. There is a formal dining room and well-appointed kitchen with an opening to a breakfast room. Additional living spaces include a downstairs cloakroom, a library and a garden room. There is also an additional entrance that leads to the office/annex bedroom, a shower room and a boot room, offering versatility. Upstairs, the first-floor landing leads to 4 bedrooms with two having en-suites, a family bathroom and a laundry room with access to two further bedrooms. Outside, the property is approached via a large in-and-out driveway, providing ample parking and there is a further driveway to the side with a carport and access to a double garage. The rear of the property features beautifully landscaped gardens, offering a tranquil and private outdoor space. Conveniently located within walking distance of the town centre and the local grammar school. This home also offers excellent access to both Lincoln and the Lincolnshire coast.







#### **SERVICES**

Mains electricity, water and drainage. Samsung heat pump. Solar Panels with feed in tariff.

**EPC RATING – B.**

**COUNCIL TAX BAND – D.**

**LOCAL AUTHORITY** - East Lindsey District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

#### **LOCATION**

Horncastle is a popular Market Town on the edge of the Lincolnshire Wolds. Horncastle has a traditional town market place and has a range of the usual shops and facilities. There is a local primary school, secondary school and a grammar school. The Cathedral City of Lincoln is located within approx. 18 miles.





#### ENTRANCE HALL

With UPVC external door and windows, solid wood flooring and radiator.

#### INNER HALLWAY

With access to the downstairs cloakroom, kitchen and formal dining room.

#### FORMAL DRAWING ROOM

23' 0" x 14' 1" (7.01m x 4.29m) With UPVC double glazed window, UPVC double glazed windows with double doors into the rear garden and a radiator.

#### DOWNSTAIRS CLOAKROOM

6' 2" x 4' 11" (1.88m x 1.5m) With UPVC double glazed window, tiled flooring, low level WC, wash hand basin with cupboard space below, partly tiled walls, radiator and storage cupboard.



#### KITCHEN

14' 11" x 10' 0" (4.55m x 3.05m) With UPVC double glazed window, tiled flooring, fitted with a range of wall, base units and drawers with oak work surfaces over, tiled splashback, porcelain double sink, integral double oven, five ring ceramic hob with extractor fan over and opening into the breakfast room.

#### BREAKFAST ROOM

12' 11" x 7' 11" (3.94m x 2.41m) With tiled flooring, fitted cupboards and radiator.

#### GARDEN ROOM

17' 1" x 8' 6" (5.22m x 2.60m) With UPVC double glazed windows and double doors to the rear garden, tiled flooring and access into the boot room.



#### FORMAL DINING ROOM

21' 2" x 11' 11" (6.45m x 3.63m) With UPVC double glazed window and radiator.

#### HALLWAY

With stairs to the first floor, UPVC double glazed window and radiator.

#### SITTING ROOM/LIBRARY

11' 11" x 11' 11" (3.64m x 3.64m) With UPVC double glazed window, original fireplace and radiator.

#### ENTRANCE HALL

With UPVC double glazed external door and window and access into the office/annex bedroom.

#### OFFICE / ANNEX BEDROOM

12' 1" x 11' 10" (3.68m x 3.61m) With UPVC double glazed window and radiator.

#### SHOWER ROOM

With tiled flooring, low level WC, wash hand basin with cupboard space below, walk-in shower with mains shower and floor drain.

#### BOOT ROOM

7' 7" x 4' 3" (2.31m x 1.3m) With UPVC double glazed window and fitted cupboards.







## FIRST FLOOR LANDING

With UPVC double glazed window and radiator.

## BEDROOM 1

14' 7" x 14' 1" (4.44m x 4.29m) With UPVC double glazed window, fitted wardrobes and radiator.

## EN-SUITE

14' 1" x 5' 11" (4.29m x 1.8m) With UPVC double glazed window, tiled flooring, fully tiled walls, low level WC, wash hand basin with cupboard space below, bath, walk-in shower, heated towel rail and extractor fan.

## BEDROOM 2

12' 6" x 11' 11" (3.81m x 3.63m) With UPVC double glazed window and radiator.



## EN-SUITE

8' 0" x 3' 4" (2.44m x 1.02m) With low level WC, wash hand basin, walk-in shower and radiator.

## BEDROOM 3

12' 4" x 9' 0" (3.76m x 2.74m) With UPVC double glazed window, fitted wardrobes and radiator.

## BEDROOM 4

12' 0" x 12' 0" (3.66m x 3.66m) With UPVC double glazed window and radiator.

## BEDROOM 6

12' 4" x 8' 9" (3.76m x 2.67m) With UPVC double glazed window and radiator.



## BATHROOM

6' 8" x 5' 11" (2.03m x 1.8m) With UPVC double glazed window, vinyl flooring, fully tiled walls, low level WC, wash hand basin, bath with mains shower over, radiator, extractor fan and airing cupboard housing the hot water cylinder.

## WC

With UPVC double glazed window, vinyl flooring and low level WC.

## LAUNDRY ROOM

11' 11" x 8' 10" (3.63m x 2.69m) With UPVC double glazed window, base units with oak work surfaces over, Belfast sink, plumbing and space for washing machine, radiator and access to the inner hallway leading to bed 5 and 7.



## BEDROOM 5

12' 1" x 11' 7" (3.68m x 3.53m) With two UPVC double glazed windows and radiator.

## BEDROOM 7

11' 11" x 9' 1" (3.63m x 2.77m) With two UPVC double glazed windows and radiator.

## OUTSIDE

To the front of the property there is a gravelled in and out driveway providing ample off road parking. There is a further driveway to the side of the property with a car part which also gives access to the detached double garage. There are landscaped gardens to the rear with a wide variety of mature plants, shrubs and trees.





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2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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