



Thatched House, Church Lane, High Toynton, Horncastle, LN9 6NN



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A detached Grade II Listed thatched cottage dating back to the 18th century in a tranquil rural village location and on a good sized plot of nearly half an acre, subject to survey with an open view to the rear.

The property has been sympathetically renovated by the current owners and retains original features such as beams, timbers, sash windows & fireplaces. The property has a new oil tank and a new electric boiler to heat the water with a new electric board installed (3 phases). The owners have paid particular attention to detail and have been particular about the quality & finish throughout maintaining materials in keeping with the history of the building. The property has been re-plastered in lime plaster and there are new carpets and heritage style terracotta tiled flooring finished with almond grout to the kitchen, utility and bathroom. There is a bespoke solid timber fitted kitchen with lime-waxed oak worktops and there is a re-fitted bathroom.

Having over 1,600 square feet of accommodation comprising: entrance hall, dining room with staircase up to the bathroom, rear porch, kitchen, utility, boiler room, lounge with staircase to first floor bedrooms and sitting room/bedroom three to ground floor. Bedroom one with dressing room, further bedroom and bathroom to first floor.

Outside the property has private gardens majority laid to lawn with mature trees, brick built store and garden shed.

High Toynton is a small rural village located about a mile and a half east of Horncastle sitting at the foot of The Wolds, designated an Area of Outstanding Natural Beauty. There is a bus stop on the main road which goes to Horncastle and on to Lincoln.



Freehold

£399,950



## Key Features

- Grade II Listed detached thatched house
- Three bedrooms
- Lounge & dining room
- Kitchen & utility
- Lawned gardens & driveway to rear
- Sympathetically renovated
- Retaining original features
- Plot approx. half an acre (STS)
- EPC rating Exempt



### ACCOMMODATION

Open porch with thatched roof and front entrance door through to the:

### ENTRANCE HALL

Having radiator, wall light point, door to lounge and door to the:

### DINING ROOM

5.15m x 4.69m (16'11" x 15'5")

Having windows to front & side elevations, beamed ceiling, radiator, brick-built inglenook fireplace with wood store to side, staircase rising to bathroom and understairs storage cupboard. Opening to the kitchen and part glazed door to the:

### PORCH

2.66m x 1.65m (8'8" x 5'5")

Having windows & part glazed door to side elevation, window to rear elevation, terracotta tiled flooring, tongue & groove wood panelling to walls, fitted shoe storage with cupboard & shelving.

### KITCHEN

3.34m x 1.63m (11'0" x 5'4")

Having windows to rear elevation, terracotta tiled flooring, oak work surface with inset belfast style sink, space for electric cooker, cupboards & drawers under and further built-in wall to ceiling cupboards with integrated fridge/freezer.



#### UTILITY

2.97m x 1.55m (9'8" x 5'1")

Having window to rear elevation, terracotta tiled flooring, wall light points, fitted units with space & plumbing for automatic washing machine and door to the:

#### BOILER ROOM/STORE

1.60m x 1.57m (5'2" x 5'2")

Housing oil fired boiler providing for both domestic hot water & heating.

#### LOUNGE

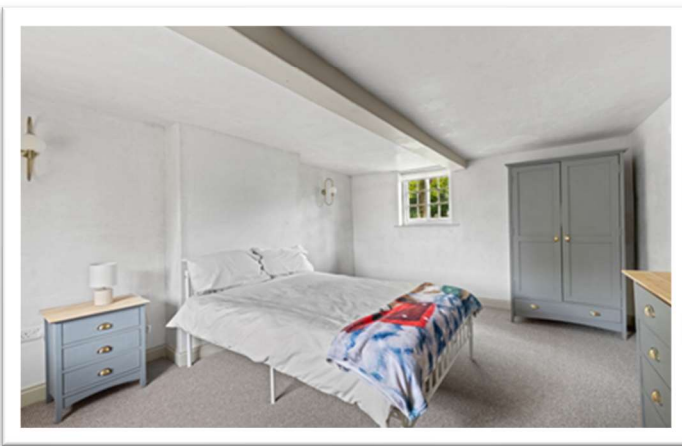
5.60m x 5.15m (18'5" x 16'11")

Having window to front elevation, radiator, wall light points, staircase rising to first floor and fireplace with cast iron insert and cupboards to either side.

#### SITTING ROOM/BEDROOM

4.90m x 3.86m (16'1" x 12'8")

Having windows to front & rear elevations, radiator and wall light points.





 **NEWTON  
FALLOWELL**



### FIRST FLOOR LANDING

Having doors to bedroom one and bedroom two.

### BEDROOM ONE

4.81m x 3.80m (15'10" x 12'6")

Having window to front elevation, vaulted ceiling, radiator, exposed brick wall with display niche and door to a corridor leading to the:

### DRESSING ROOM

Having wall light point.

### BEDROOM TWO

5.00m x 4.14m (16'5" x 13'7")

Having windows to front & side elevations, radiator and cast iron fireplace.

### FURTHER LANDING

With door to the:

### BATHROOM

3.63m x 2.51m (11'11" x 8'2")

Having window to side elevation, radiator, terracotta tiled floor, bath with shower fitting & anti-splash screen over, close coupled WC and counter basin with mixer tap on unit with cupboard & drawers under.



### EXTERIOR

The property has gated access to the front and a driveway to the rear which provides off-road parking. The gardens are majority laid to lawn with various trees.

### BRICK BUILT STORE

2.62m x 2.60m (8'7" x 8'6")

Having door to front and window to side.

### SERVICES

The property has mains electricity and water connected. Drainage is to a new water treatment plant. Heating is via an oil fired boiler serving radiators and there is an electric water heater. The current council tax is band D.

### THE PLOT

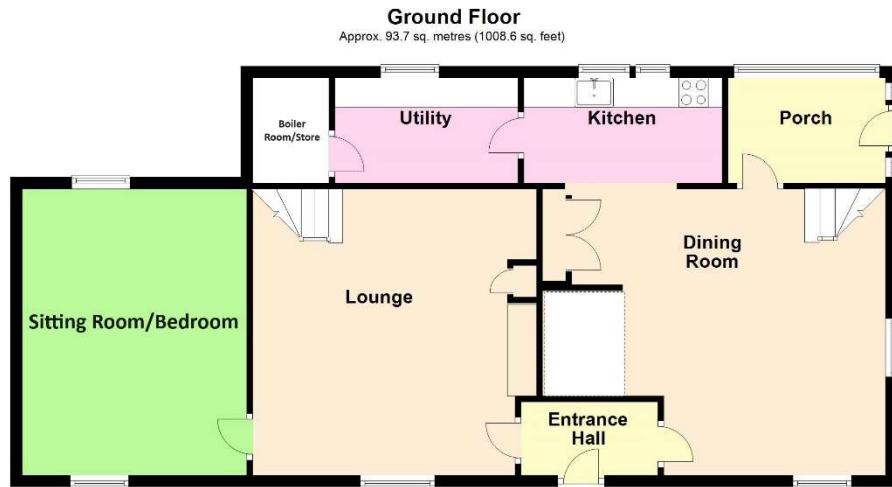
The property occupies a plot of nearly half and acre, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

### VIEWING

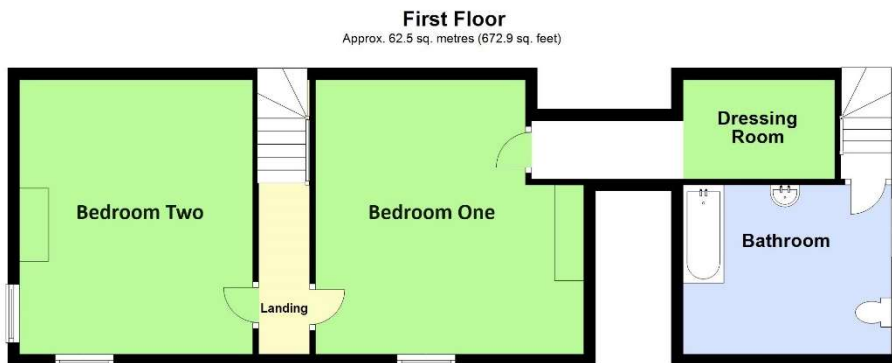
By appointment with Newton Fallowell - telephone 01507 499488.



# Floorplan



*View to Rear*



Total area: approx. 156.2 sq. metres (1681.5 sq. feet)



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## AGENT'S NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

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