



BRITISH
PROPERTY
AWARDS

2024



GOLD WINNER

ESTATE AGENT
IN HORNCastle

Wolds Holiday Cottages

Fulletby, Lincolnshire, LN9 6JY

BELL

Cottage B



Cottage A



Wolds Holiday Cottages Fulletby, Lincolnshire

Woodhall Spa - 10 miles

Louth - 11 miles

Lincoln - 20 miles

Coastal Beaches - 20 miles

(Distance are approximate)

Three recently renovated and beautifully furnished holiday cottages situated in the gently rolling countryside of the Lincolnshire Wolds.

Now offering the opportunity to acquire a well run holiday let business with a strong order book.

Location

The cottages are nestled in the peaceful village of Fulletby, within the Lincolnshire Wolds 'Area of Outstanding Natural Beauty'.

There are tourist attractions a short drive away at the nearby market town of Louth and the historic Cathedral city of Lincoln. Woodhall Spa is home to the English Golf Union and offers two golf courses including the Hotchkin, which is currently ranked the 54th best course in the world by Golf.com. To the east there are many miles of sandy coastline which include the resorts of Mablethorpe, Sutton on Sea, Ingoldmells and Skegness

The village itself benefits from views across the Wolds and is ideally situated for Walkers and



Cottage B



cyclists with the Viking Way long distance walking path running through the village, which runs all the way from Rutland to the banks of the Humber.

The Cottages

There are three cottages (1x 3 bed and 2 x 1 bed) which provide accommodation for up to 9 people in total. They each provide open plan living accommodation, private garden/patio areas with high end 'Marquis' hot tubs and parking.

The cottages have undergone a thorough and comprehensive scheme of renovation, refurbishment and landscaping works in recent years. They now provide modern fitted kitchens and shower rooms and contemporary furnishings and appliances throughout. The renovations also included new central heating, floorings, windows and doors throughout.

In addition to the cottages there is also a laundry room, store, washroom and utility area.

The Business

Currently advertised on cottages.com, part of the Awaze group which includes Hoseasons, Novasol and James Villa Holidays. The cottages completed their full first year trading post Covid in 2021. Revenue information is available from the selling agent.



There is scope to increase the income by converting the laundry room and store to create an additional bedroom and shower room. There is further scope to increase the income by taking bookings in hand from the current advertisers and the sellers are happy to transfer the current website to the new

Cottage C



owners. Furthermore, the sellers would be happy to agree a period of hands on help to assist with a smooth transition of ownership.

All furniture, fixtures and fittings, linen and spare stock etc. are included within the sale.

Services

Mains services of water and electricity is connected. Heating is LPG with updated Worcester boilers. Drainage is to a private triton biodigester.

Energy Performance

Each cottage has a recently completed energy performance certificate available on the EPC register at www.epcregister.com. All currently with energy ratings of D.

Tenure

The cottages are offered for sale freehold with vacant possession under one title.

Town & Country Planning

We are informed that the cottages are subject to the following occupancy restriction- "The units of accommodation hereby permitted must be used for holiday purposes only and no individual or group of people must occupy the site for more than 28 days in any calendar year. The development must not be occupied or used as residential dwellings" imposed on:

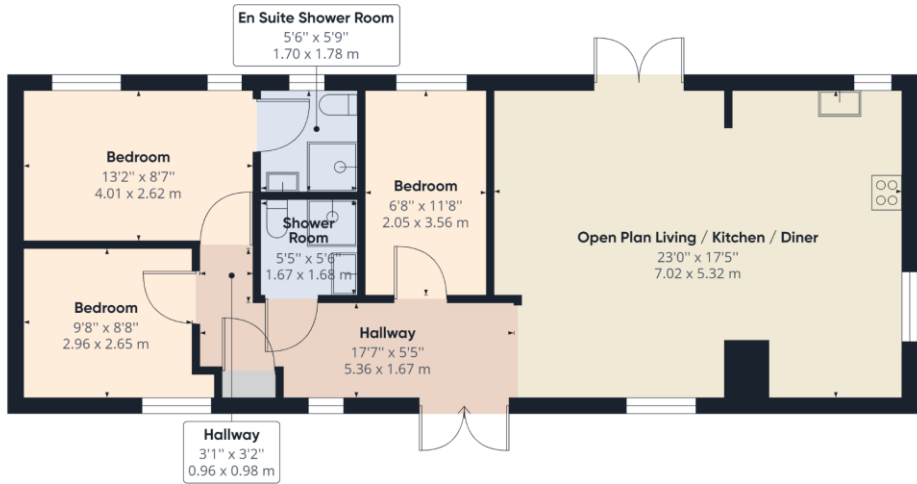
Planning Permission ref no. S055/912/03.



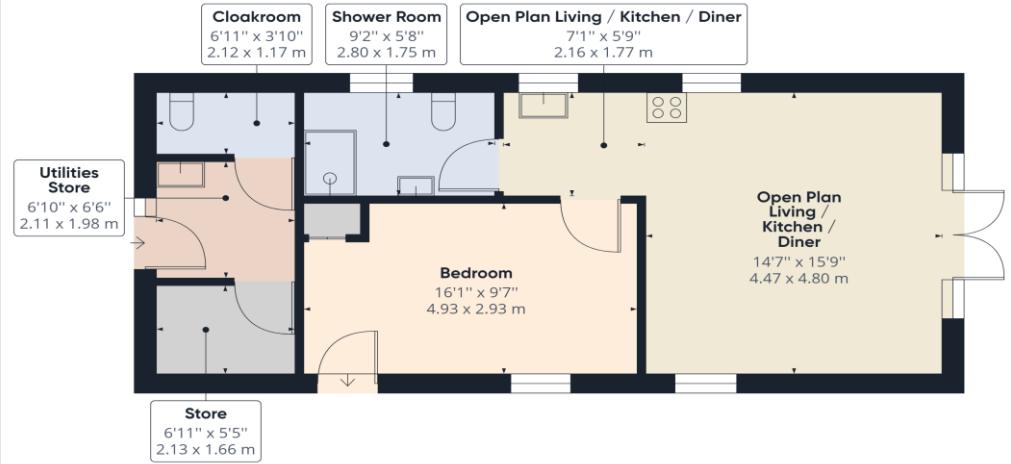
Cottage C



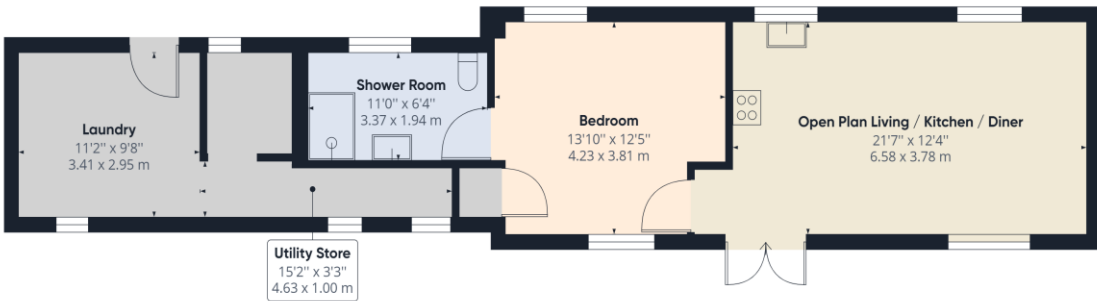
A



B



C





Brochure prepared 11.7.2022

Viewings:

Strictly by appointment with the selling agents. Access to be arranged at turnover times between bookings. Please contact our Horncastle office:

t- 01507 522222

e- horncastle@robert-bell.org

w- www.robert-bell.org

Walk Through Virtual Tours

Available to view on our website, Rightmove and Onthemarket.com and also via the following links:

A-<https://premium.giraffe360.com/robert-bell/36e44a14db5b42e3bff2e2f27f0278df/>

B-<https://premium.giraffe360.com/robert-bell/8ba68b5b56ea4ecf8a766423c1108545/>

C-<https://premium.giraffe360.com/robert-bell/b70e2346a8414160990f7c4257ad8653/>

Testimonials

The cottages can be viewed, with client feedback on the cottages.com website, their listing numbers are **Cottage A- UK11795**, **Cottage B- UK11796** and **Cottage C - UK32116**

Services and Title: The agents would like to point out that neither the services of this property nor the legal title have been checked and these matters are left to the prospective purchaser to make appropriate further enquiries.

Owners Property: The owners personal property can also be made available to purchase in conjunction, being a well presented three bedroom bungalow with integral garage and office located in the sought after village of Woodhall Spa. A set of particulars and further information is available on request.

DISCLAIMER

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
- No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.
- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.



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