



BRITISH
PROPERTY
AWARDS
2024

GOLD WINNER

ESTATE AGENT
IN HORNCASTLE



Glengarry

School Lane, East Keal, Spilsby, Lincolnshire. PE24 4AU

BELL



Glengarry, School Lane, East Keal

A Grade II listed three-bedroom farm cottage, believed to originate in the 16th Century with extension dated 1725, offers considerable terraced garden space to the rear. The plot, in all, measures approx half an acre (sts).

This combination of a historic property and sizeable plot makes Glengarry a particular rarity, with the comforts of modern living combined with historic features and excellent outdoor spaces

ACCOMMODATION

Storm Porch with log store, to the rear through wood stable door to:

Rear Lobby with wood single glazed windows to side and rear aspects; tiled floor, wall light and power points. Doors to study and to:

Utility with wood single glazed window to rear aspect; storage units to wall level, apace and connections for under counter washing machine and dryer, tiled floor, ceiling light and power points.

Study with carpeted floor, radiator, loft access hatch, ceiling light and power points. Door to:

Dining Room with wood single glazed window to front aspect; ornate feature fireplace with tiled hearth and brick surround, feature brick columns to walls, radiator, ceiling beams, tiled floor, ceiling light and power points. Built in under stairs storage cupboard, doors to kitchen and stairs. Open with step down to:

Living Room with wood single glazed windows to front, side and rear aspects; log burning stove on tiled hearth with exposed brick surround, wood effect flooring, radiator, TV point, ceiling light and power points.



Kitchen having wood single glazed windows to front and side aspects, a good range of storage units to base level, 1 ½ bowl sink and drainer with space and connections for Rangemaster cooker beneath the extractor canopy, fridge freezer. Tiled floor, radiator, lights and spot lights inset to ceiling and power points. Door to:

Bathroom with wood single glazed window to rear aspect; panel bath inset to wood surround with shower attachment, pedestal wash hand basin and low level WC. Built in storage space, tiled floor, wall mounted towel rail door to side, inset ceiling lights and extractor fan.

Up carpeted stairs to:

Bedroom with wood single glazed window to front aspect; carpeted floor, radiator, ceiling beams, wall light and power points. Doors to further bedrooms

Bedroom with wood single glazed window to side aspect, carpeted floor, radiator, ceiling beams, ceiling light and power points.

Bedroom with wood single glazed window to side aspect; open doorway to eaves storage space - carpeted with window, ceiling beams, radiator, ceiling light and power points.

OUTSIDE

The rear garden with brick edge planter spaces and various gravel paths running up and down this extensive rear garden the potential is there for a beautiful outdoor haven to be established by a keen gardener. A wide range of mature trees currently populate this space.

The section of land between the garden and footpath, containing 0.12 acres is available via separate negotiation.

To the rear stands a brick outbuilding in need of restoration, and the garden also boasts a pond.

East Lindsey District Council – Tax band: B



ENERGY PERFORMANCE RATING: tbc

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Horncastle office, Old Bank Chambers, Horncastle, LN9 5HY

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