



BRITISH  
PROPERTY  
AWARDS

2024



GOLD WINNER

ESTATE AGENT  
IN HORNCastle



Georgian House, 32 East Street

Horncastle, Lincolnshire. LN9 6AZ

**BELL**





## Georgian House, 32 East Street, Horncastle

Georgian House is a substantial, three-bedroom family home with attractive period features throughout, with an eye-catching front elevation to a prominent position in the Georgian market town of Horncastle.

The property provides accommodation across three floors; including the former shop & art gallery (for a long time *Chapman's Bakers*), now large living room, with full height window to front. Dining room, breakfast kitchen and office complete the ground floor; the first providing three bedrooms, including master with en suite, plus family bathroom. A large basement provides a pair of larger spaces with ancillary store to each; the property also enjoys use of a private courtyard garden space to the rear, potential for off-road parking, stepping out on to Queen Street.

The property is Grade II listed, alongside the other addresses in this Georgian crescent arrangement off East Street.



### ACCOMMODATION

**Approached up brick paved path, leading to side (main) entrance, to...**

**Front Hallway** having wood single glazed bow fronted entrance door with internal secondary glazing and leaded top panel; tiled initially with carpet beyond, radiator, ceiling light and power points. Doors to dining room, wood single glazed window and door to:

**Living Room** having wood single glazed full height window to front with internal secondary glazing; log burning stove inset to brick column with oak mantel and tiled hearth, wood effect flooring, door to corner, radiator, TV and telephone point, ceiling lights and power points.





**Dining Room** having wood single glazed sash windows to side with internal secondary glazing; ornate period fireplace with brick hearth, wood effect flooring, radiator, feature ceiling light and power points. Wood door to side hallway and to:

**Office** with open spindle and balustrade gallery to side hallway, built in storage space and alcove shelving, wood effect flooring, ceiling light and power points.

**Side Hallway** with wood single glazed sash windows to side aspects; wood effect flooring, ceiling light and part glazed door to:

**Breakfast Kitchen** having wood single glazed window with internal secondary glazing to side, wood obscure double glazed door to rear aspect; a good range of storage units to base and wall levels, 1 1/2 bowl ceramic sink and drainer inset to roll edge worktop with space and connections for upright fridge freezer, under counter washing machine, Hoover oven and four ring hob beneath extractor canopy. Tiled floor, wall mounted gas fired boiler, further worktops and breakfast bar, radiator, ceiling light and power points.

Carpeted stairs which lead to rear landing

#### First Floor

**Front Landing** with wood single glazed sash window with internal secondary glazing to side aspect; carpeted floor, telephone point and ceiling light. Doors to master bedroom and to:

**Bedroom** with wood single glazed sash windows with internal secondary glazing to front and side aspects; ornate fireplace with wood surround, built in corner craft desk/work station, carpeted floor, radiator, ceiling light and power points.

**Master Bedroom** having wood single glazed sash window with internal secondary glazing to side aspect; feature ornate fireplace with wood surround, carpeted floor, radiator, ceiling light and power points. Open doorway to dressing space with built in wardrobe storage, door to:

**En-Suite Bathroom** having wood single glazed sash window with internal secondary glazing to side aspects; bath with tiled surround and shower attachment, pedestal wash hand basin and low level WC. Wood effect flooring, radiator, loft access hatch, shaver socket and ceiling light.

**Rear Landing** with carpeted floor, ceiling light. Doors to bathroom and to:

**Bedroom** with wood single glazed sash windows with internal secondary glazing to side aspect; carpeted floor, radiator, ceiling light and power points.





**Bathroom** having wood obscure single glazed sash window to side aspect; shower cubicle with tiled surround, monsoon and regular head over, pedestal wash hand basin and low level WC. Wood effect flooring, radiator and ceiling light.

Staircase down from central hallway to:

**Basement** (rear) having wood single glazed sash window with internal secondary glazing to side aspect; exposed brick fireplace, carpeted floor, ceiling light. Door to former pantry and door to:

**Basement/ Workshop** (front) having door to corner, obscure single glazed high level wooden window to front; ceramic space and connections for dryer. Radiator, ceiling light and power points. Doorway to front basement store

## OUTSIDE

The property is approached to the front off East Street, along the original cobbled path leading to the front hallway door featuring York flagstone topped door steps. There is also a raised brick edge paved patio space, perfect for plant pots to colour this outside space.

Leading off Queen Street enters the rear courtyard style garden via timber fencing and double gates. The size boasts space for off street parking. Access here to kitchen door.

**East Lindsey District Council – Tax band: B**

**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.

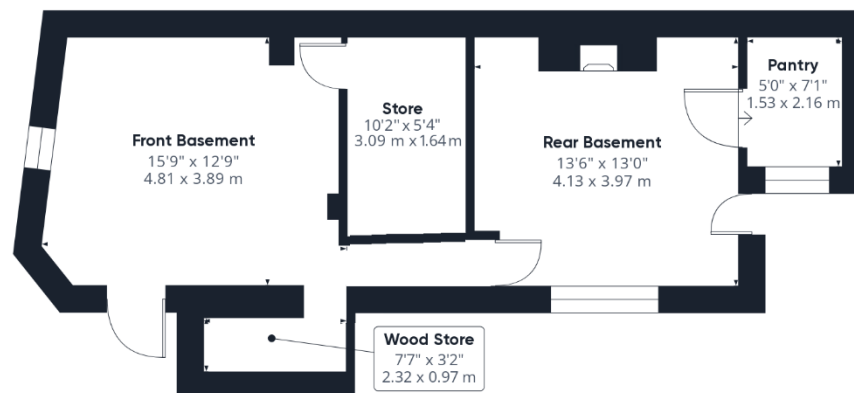
Tel: 01507 522222;

Email: [horncastle@robert-bell.org](mailto:horncastle@robert-bell.org);

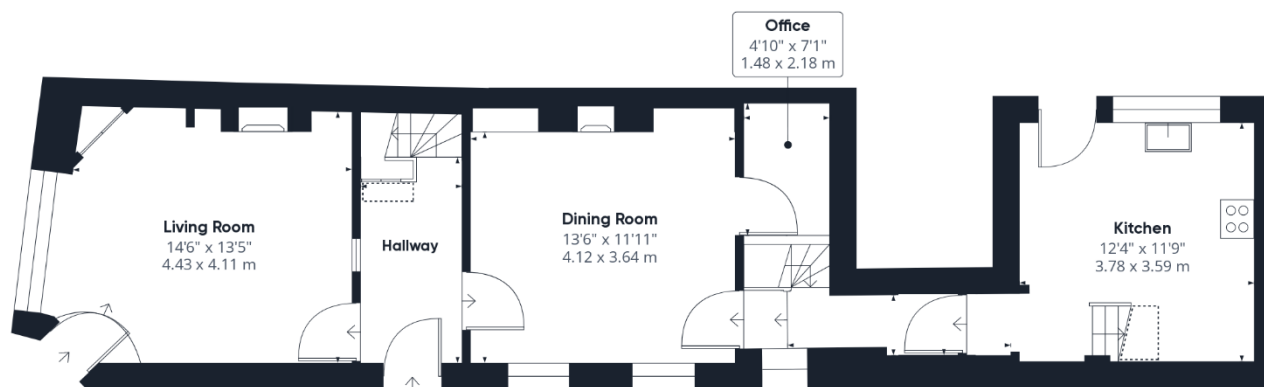
Website: <http://www.robert-bell.org>

Brochure prepared 12.3.2024

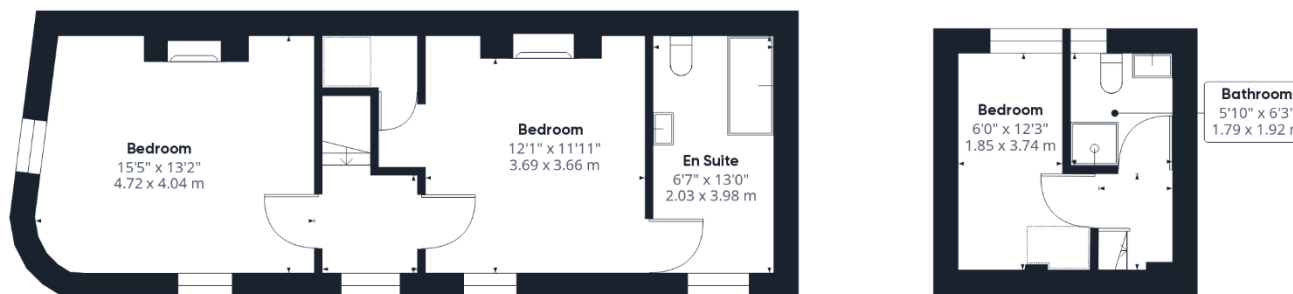




Floor -1



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1710.83 ft<sup>2</sup>

158.94 m<sup>2</sup>

Reduced headroom

11.8 ft<sup>2</sup>

1.1 m<sup>2</sup>

(1) Excluding balconies and terraces

⌈ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.





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