



BRITISH
PROPERTY
AWARDS

2023



GOLD WINNER

ESTATE AGENT
IN HORNCASTLE



Gold Trusted
Service Award

2023

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South Cottage

Old Main Road, Hagworthingham, Spilsby. PE23 4LX

BELL
ROBERT BELL & COMPANY





Hagworthingham, near Horncastle. PE23 4LX *Located overlooking the Lincolnshire Wolds*

Robert Bell & Company are delighted to bring to market this extensive Edwardian family home, providing light & spacious accommodation, alongside holiday let, stables and grounds totalling 1.5 acres (sts). The property enjoys a private position with stunning views across the rolling Lincolnshire Wolds landscape; the village of Hagworthingham being home to a public house, two cafes, a butchers and an active village community. Horncastle is located five miles to the West, a Georgian market town with a full range of services and amenities; the county City of Lincoln being 45 minutes drive away – offering rail links to London.

South Cottage is a spacious Edwardian family home; complementing varied, flexible reception rooms with four double bedrooms, the master with attractive vaulted ceiling and dressing room. Ground floor accommodation provides large living room, conservatory enjoying views across the garden and to the hills beyond, plus extensive kitchen open to dining room. Complete with boiler room, utility and cloakroom; the first floor provides family bath and shower room.

Alongside the house sits a double detached garage, off the carriage driveway to the front, with a timber framed car port and two stables. Adjacent is the Stable End Cottage holiday let (currently let through Sykes Cottages), providing one bedroom alongside bathroom and open plan living-kitchen-dining room. Complete with covered seating area / store to the side and patio seating to the front.

The grounds provide a range of environments, chief amongst them the sweeping lawn across the rear and up the side, with views across the pasture and arable farmland to the East. Further lawn, with pond and Summerhouse, extends to the opposite side – plus wildflower meadow and courtyard style side garden with pond. The holiday let enjoys a dedicated lawn space and off road parking. With an abundance of mature established trees and shrubs, the green environment provided complements the surrounds of the Lincolnshire Wolds (an Area of Outstanding Natural Beauty).





ACCOMMODATION

Entrance Hallway with uPVC double glazed entrance door and uPVC double glazed window to side aspect; tiled floor and ceiling light. uPVC obscure double glazed door to:

Central Hallway having carpeted stairs with spindle and balustrade to first floor, tiled floor, radiators, ceiling lights and power points. Doors to ground floor accommodation including:

Living Room having uPVC double glazed windows to front and side aspects; iron fireplace with tiled surround, tiled hearth and stone effect surround, carpeted floor, radiators, TV point, ceiling and wall lights and power points. uPVC double glazed French doors to rear, to:

Conservatory with uPVC double glazed windows to sides and rear on dwarf brick wall, French doors to rear and patio door to side; wood effect flooring, radiator and power points.

Breakfast Kitchen having uPVC double glazed window to side, patio doors to side and rear; an excellent range of units to base and wall levels, 1 1/2 bowl sink and drainer inset to roll edge worktop surface, further worktops and breakfast bar peninsula. Belling range cooler inset to tiled surround with extractor canopy over, space and connections for under counter dishwasher, upright fridge freezer. Tiled floor, radiators, ceiling spotlights and power points. Door to boiler room, open to:

Dining Room with uPVC double glazed window to rear, patio door to conservatory; carpeted floor, radiator, ceiling light and power points.

Boiler Room with uPVC obscure double glazed patio door to side aspect; hot water cylinder, tile effect flooring, radiator, storage units to wall and ceiling light.

Utility with uPVC double glazed window to front aspect; roll edge worktop with space and connections beneath for washing machine, dryer and further appliance, tile effect flooring, radiator, ceiling and wall lights and power points.

Cloakroom with uPVC obscure double glazed window to front aspect; wash hand basin inset to storage unit and low level WC. Tiled flooring, radiator, ceiling light and shaver socket.

First Floor

Gallery Landing with uPVC double glazed windows to front aspect; built in airing cupboard, carpeted floor, radiators, wall lights, centrepiece hanging light above staircase and power points. Doors to first floor accommodation.





Bedroom 3 (currently used as gym) with uPVC double glazed windows to front and side aspects; carpeted floor, radiator, ceiling light and power points

Family Bathroom having uPVC obscure double glazed windows to front and side aspects; large panel bath, separate shower cubicle with tiled surround, alcove shelf, wash hand basin and bidet inset to storage unit with illuminated mirror and shaver socket over and low level WC. Carpeted floor, radiator, and ceiling spotlights.

Master Bedroom Suite, comprising:

Dressing Room with uPVC double glazed windows to side aspect; carpeted floor, radiator, wall and ceiling lights and power points. Open to:

Master Bedroom with uPVC double glazed windows to side and rear, patio door to side to former balcony space; carpeted floor, radiator, vaulted ceiling with beams, wall lights and power points.

Bedroom 4 with uPVC double glazed windows to rear aspect; carpeted floor, radiator, ceiling light and power points.

Bedroom 2 with uPVC double glazed windows to side and rear aspects; carpeted floor, radiator, ceiling light and power points.

Stable End Cottage

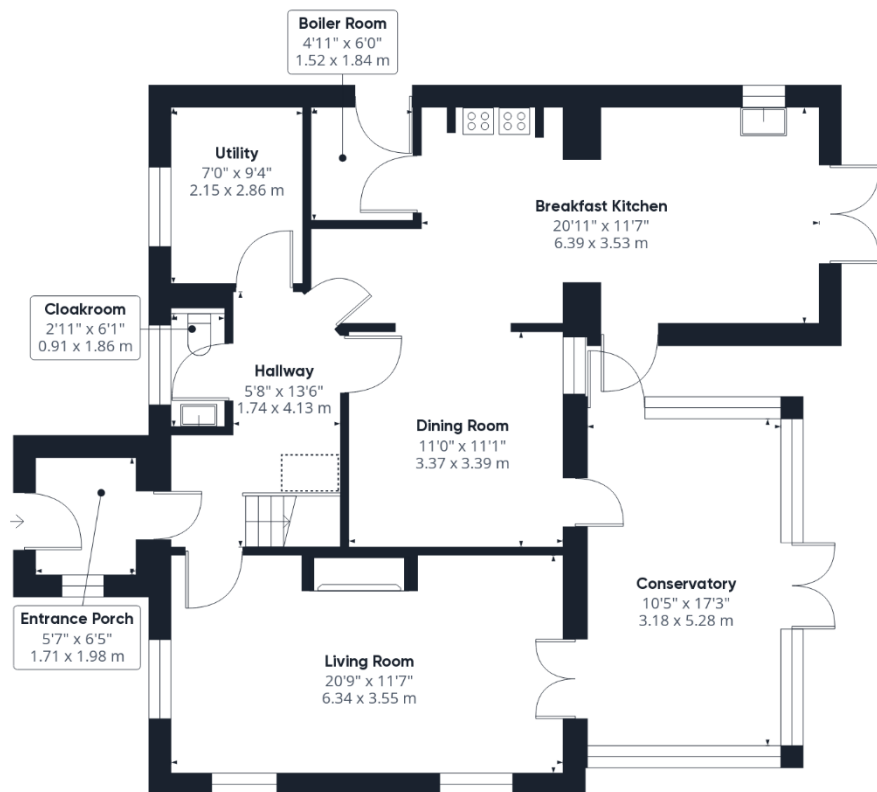
Hallway with uPVC obscure double glazed front entrance door; tile effect flooring and ceiling light. Door to bedroom and part glazed door to:

Living/Dining/Kitchen having uPVC double glazed window to rear aspect; a good range of storage units to base and wall levels, sink and drainer inset to roll edge worktop with space and connections for under counter washing machine, fridge, dryer, ovens, four ring induction hob beneath extractor canopy. Tile effect flooring to kitchen area, carpet to rest, skylight to ceiling, wall mounted electric heater, ceiling lights, TV point and power points.

Bedroom with uPVC double glazed windows to front and rear aspects; carpeted floor, wall, wall mounted electric heater, ceiling light and skylight and power points. Door to:

En-suite Shower Room having shower cubicle with tiled surround, pedestal wash hand basin and low level WC. Vinyl flooring, heated towel rail, tiled to half height to walls and ceiling lights.

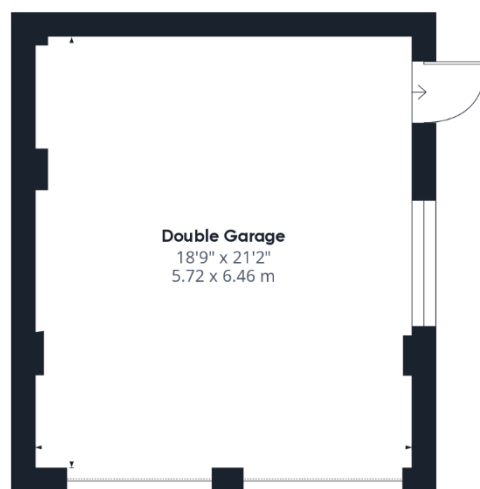




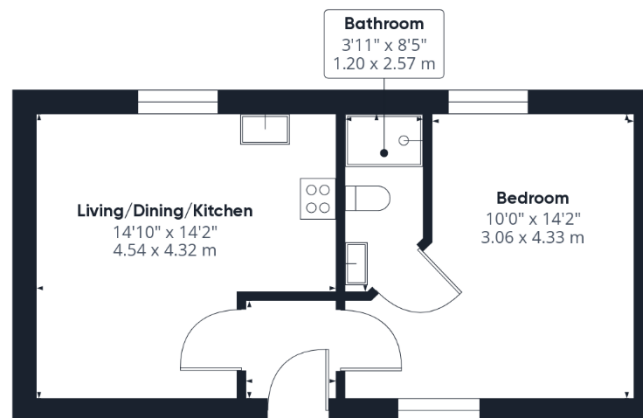
Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3

Approximate total area⁽¹⁾

2776.79 ft²

257.97 m²

Reduced headroom

5.85 ft²

0.54 m²

(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.



OUTSIDE

The property is approached to the front through vehicle and personnel gate, up carriage driveway leading to the **Double Garage** with light and power, personnel door to side, up and over doors to front: Stables timber framed, provide stables / storage space adjacent to the holiday let; and covered parking bay.

The grounds comprise a series of secured garden areas, contained by mixed timber and post and wire fencing to ensure child and pet friendly areas. The front, accessed from the lane leading off Old Main Road, is flanked by mature trees to both sides.

Stable End Cottage is approached from the driveway through picket fencing with personnel gate, leading to a paved courtyard space to the front with gravel beds and personnel gate through to the covered side seating area / store. This leads through another gate and to the side garden; laid to lawn with a range of flowers, trees and shrubs and providing a parking bay behind the holiday cottage. Mature trees stand to the front.

There is a gate through from this space to the north-east garden; laid to lawn with mature trees and flowerbeds, circling the pond. Timber decking provides a platform for a west-facing summerhouse. A personnel gate leads through a brick wall to access the rear garden, providing a sweeping lawn across the rear and leading up the side to timber decked covered seating area. With established flowers, trees and shrubs throughout, this space provides the perfect environment from which to enjoy the views across the rolling pasture and arable Lincolnshire Wolds landscape to the east, with post and wire fence containing the rear. Paved patio space circles the conservatory and leads off the kitchen, with power connection and outside tap. Laurel hedging ensures a green screen from the lane and driveway.

To the side stands a gravelled, low maintenance space with fishpond made up of railway sleepers, leading back to the covered seating area off the holiday let.

East Lindsey District Council – Tax band: E

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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