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BEST
ESTATE AGENT GUIDE
2023: EXCEPTIONAL
SALES



Elmhirst House

Lincoln Road, Horncastle, Lincolnshire. LN9 5AW



BELL
ROBERT BELL & COMPANY

Elmhirst House, Horncastle



Elmhirst House is a substantial family home, situated to a commanding position with views to the front of the rolling Lincolnshire countryside hills and to the rear an attractive south-facing garden. Providing up to eight bedrooms, with flexible accommodation including en-suite bathroom prime for multi-generational living, the versatility of the property means the requirements of a range of purchasers will be met.

The accommodation is varied and well maintained with quality fitment throughout. Recent work has included reverting to an air source heat pump with solar panels also in place; alongside Bristan showers, and Murdoch Troon bespoke kitchen fitments. There is a beautiful oak staircase leading up to the gallery.

ACCOMMODATION

Entered to the front through uPVC obscure double glazed door to:

Entrance Hall with uPVC double glazed door to front aspect; carpeted floor, oak spindle and balustrade staircase to first floor, ceiling light and power points. Doors to bedroom/study and to:

Lounge having uPVC double glazed bay window to front aspect; fireplace with tiled surround, carpeted floor, radiator, ceiling light and power points. Door to:

Hallway with wood flooring, ceiling lights and power points. Wood arched obscure double glazed window to front aspect, part glazed door to kitchen, doors to:

Dining Room with uPVC double glazed bay window to front aspect; carpeted floor, radiator, ceiling and wall lights and power points.

Side Lobby with uPVC obscure double glazed door to side with matching windows beside, wood effect flooring, ceiling light and power points. Arched double doorway to hallway





Cloakroom with uPVC obscure double glazed window to side aspect; low level WC, wash hand basin inset to storage unit. Tiled flooring, radiator, ceiling light and louvre door to:

Drawing Room having uPVC double glazed window to side, French doors and side panels to rear aspect; tiled fireplace with oak surround, carpeted floor, TV point, radiators, ceiling and wall lights and power points.

Breakfast Kitchen having uPVC double glazed window to side aspect; a good range of storage units to base and wall levels, Ceramic butlers sink inset to roll edge wood worktop with drainage furrows, Neff double oven, integrated dishwasher, fridge, freezer, Siemens induction hob beneath extractor canopy. Tiled floor, radiators, ceiling light and power points. uPVC obscure double glazed door to:

Conservatory having uPVC double glazed windows to side and rear on dwarf brick wall, French doors to rear and polycarbonate roof; tiled floor, radiator and power points.

Study / Bedroom with uPVC double glazed window to side aspect; carpeted floor, radiator, ceiling light and power points. Door to store and to:

Wet Room with uPVC obscure double glazed window to rear aspect; shower fitting, wash hand basin to storage unit, low level WC, tiled walls and floor and ceiling light.

Store with uPVC double glazed window to side aspect; storage units to base level, carpeted floor, ceiling light and power points. Wood door to the rear.

First Floor

Gallery Landing with uPVC double glazed window to front aspect; carpeted floor, radiator, ceiling lights. Doors to first floor accommodation.

Bedroom having uPVC double glazed window to front aspect; storage space and built in wardrobes with dressing table, carpeted floor, radiator, ceiling light and power points.

Bedroom with uPVC double glazed window to side aspect; carpeted floor, radiator, ceiling and wall lights and power points.





Bedroom with uPVC double glazed window to side aspect; carpeted floor, radiator, ceiling light and power points. Doors to storage space and to:

En-suite comprising; shower cubicle, pedestal wash hand basin, low level WC, tiles to floor and walls and ceiling light.

Bedroom having uPVC double glazed window to rear aspect; built in wardrobe space, carpeted floor, radiator, ceiling and wall lights and power points. Door to:

En-suite Bathroom having uPVC obscure double glazed windows to side aspect; Genesis sloping bath with shower attachment, low threshold walk in shower cubicle with monsoon and regular head over, low level WC and wash hand basin inset to storage unit. Tiles to walls and floor, heated towel rails and ceiling lights.

Family Bathroom having uPVC obscure double glazed window to side aspect; Panel bath with shower over, tiled surround, wash hand basin inset to storage unit, built in storage space, tile effect soft feel flooring, radiator, fan and ceiling light.

Cloakroom with uPVC obscure double glazed window to side aspect; low level WC, tile effect soft feel flooring and ceiling light.

Laundry Room having uPVC double glazed window to rear aspect; a good range of storage units to base level with ceramic butlers sink inset to roll edge wood worktop, integrated washing machine and dryer. Carpeted floor, radiator, ceiling light and power points. Open doorway to:



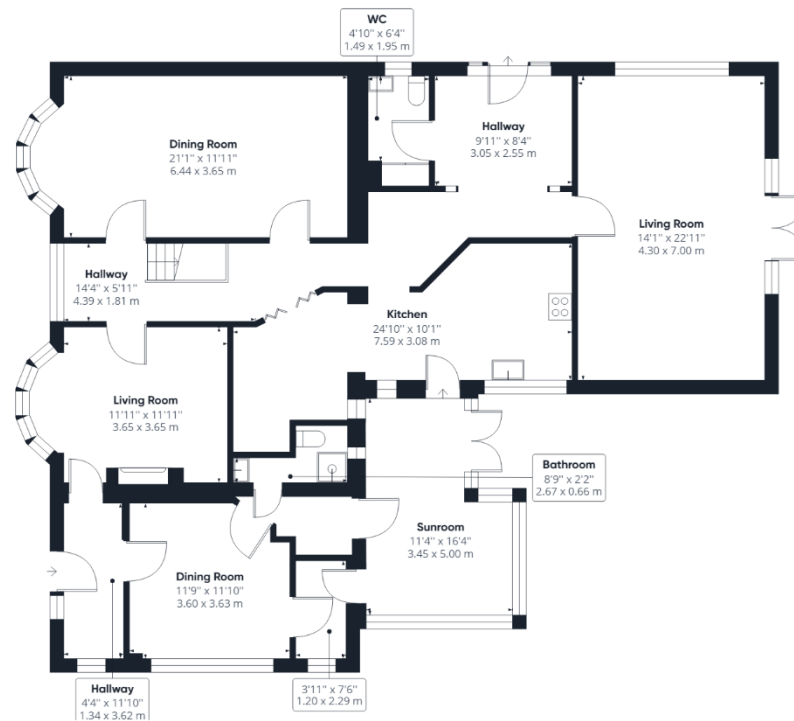
Side Hallway with built in storage cupboard, carpeted floor and ceiling light. Doors to bedroom and to:

Bedroom / Study with uPVC double glazed windows to side and rear aspects; carpeted floor, radiator, ceiling light, loft access hatch and power points.

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

Bedroom with uPVC double glazed window to front aspect; carpeted floor, radiator, ceiling light and power points.





Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

3248.76 ft²

301.82 m²

(1) Excluding balconies and terraces

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 from Lincoln Road up a double-entrance D-shaped driveway, with mature established brick-edged plant beds surrounding. Paved steps lead up to the front path with railed gates to the side allowing access to the secure parking area beneath car port canopy, with access to the **Single Garage** with light and power.

The rear garden is laid to paving with an abundance of gravel and brick edged plant beds throughout, and seating areas both shaded and sunlit. An open patio space leads off the conservatory; the garden faces south and enjoys a private position.

East Lindsey District Council – Tax band: D

ENERGY PERFORMANCE RATING: 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.
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Brochure prepared 4.9.2023



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