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AWARDS

2023



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2023 feefo



## Calceby House

110 Main Road, Hundley, Spilsby, Lincolnshire. PE23 5NQ

**BELL**  
ROBERT BELL & COMPANY





## Calceby House, 110 Main Road, Hundleby, Spilsby

Calceby House is an eye-catching, four-bedroom period property, set to excellently landscaped grounds totalling half an acre (sts) providing a perfect complement of classic features and modern living.

Set to a private position in the village of Hundleby, with views to the Church and rural landscape to the North, The property includes a comprehensive range of outbuildings, and a modern Garden Room. The initial accommodation comprises lounge, dining room with open doorway to kitchen, side hallway, utility, pantry store; plus flexible spaces currently used as office and study, and a ground floor shower room. The first floor provides four bedrooms, reading nook and bathroom.

With exposed brickwork, timbers to ceilings and walls and wall panelling in places, the property is improved by thoughtful decor and has been enhanced and excellently maintained by the current vendors, custodians of this historic property who offer to market an excellently presented family home.

**Viewing is essential to fully appreciate the range, variety and quality of spaces on offer.**



### ACCOMMODATION

**Storm Porch** with quarry tiled floor, wood obscure single glazed entrance door to:

**Entrance Hallway** having natural wood staircase up to first floor with built in storage units beneath sideboard to under stairs space, quarry tiled floor and ceiling light. Doors to dining room and to:



**Lounge** having wood double glazed sash window to front aspect; exposed brick fireplace with brick hearth, oak mantel and open fire inset, carpeted floor, radiators, TV point, alcove shelving, wall lights and power points.

**Dining Room** having wood double glazed sash window to front aspect; exposed brick fireplace with oak mantel with multifuel stove inset, built in oak fronted units including integrated freezer and display cabinet; radiator, quarry tiled floor, wall lights and power points. Open doorway to:

**Kitchen** having two wood double glazed sash windows to side aspect; a range of oak fronted kitchen units to base and wall levels, integrated fridges, ceramic Butlers sink inset to bevel edge granite worktop with drainage furrows, Neff oven and four ring gas hob beneath extractor canopy, Radiator, ceiling lights and power points. Wood windowed door to:

**Side Hallway** with loft access hatch, door to pantry store and door to further store; tiled floor, inset ceiling spotlights. Open doorway to:

**Utility** having wood double glazed window to side, patio door to opposite side; a good range of storage units to base and wall levels, including housing for gas boiler, double Butlers sink inset to roll edge wood worktops with space and connections for under counter washing machine, dryer and dishwasher. Tiled floor, radiator, ceiling lights and power points. Door to:



**Snug / Bedroom** with wood double glazed windows to side aspects; built in desk unit with cupboard and shelving to wall, carpeted floor, radiator, wall and ceiling lights and power points.

**Office** with wood double glazed French doors and window to rear aspect; tiled floor, alcove shelving, wall lights and power points. Door to:

**Shower Room** having wood obscure double glazed window to rear aspect; corner shower cubicle, pedestal wash hand basin and low level WC. Tiled to walls and floor, heated towel rail, lights to wall and ceiling.



## First Floor

**Landing** with carpeted floor, radiators, loft access hatch and ceiling lights. Doors to bedrooms and bathroom; open doorway to reading nook.

**Bedroom** having wood double glazed sash window to front aspect; built in wardrobe and dressing table spaces, carpeted floor, radiator, ceiling light and power points.

**Bedroom** having wood double glazed sash window to front aspect; built in pair of wardrobes, carpeted floor, radiator, ceiling light and power points.

**Reading Nook** with wood double glazed window to rear with view across to Church and hillside beyond rear garden; built in ottoman storage / seating, carpeted floor, radiator and power points. Door to:

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

**Bathroom** having wood obscure double glazed window to rear aspect; bath to tiled surround with shower attachment, pedestal wash hand basin and low level WC. Built in storage space, tiled to half height to walls, wood effect flooring, heated towel rail and ceiling light.

**Bedroom** with wood double glazed window to side aspect; built in wardrobe space, carpeted floor, radiator, ceiling light and power points.



## East Lindsey District Council – Tax band: D

**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.

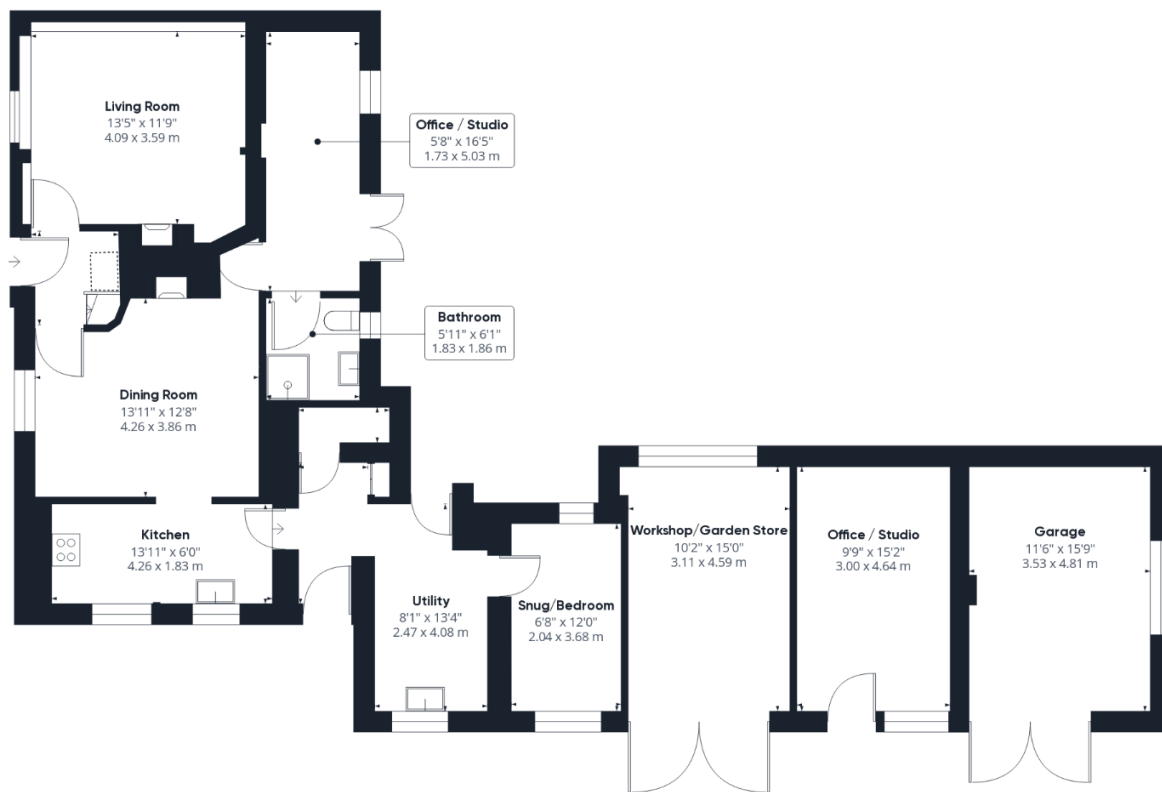
**VIEWING:** By arrangement with the agent's Horncastle Office, Old Bank Chambers, Horncastle. LN9 5HY

Tel: 01507 522222

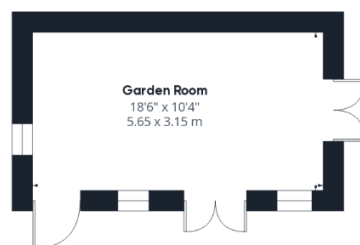
Email: [horncastle@robert-bell.org](mailto:horncastle@robert-bell.org);

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

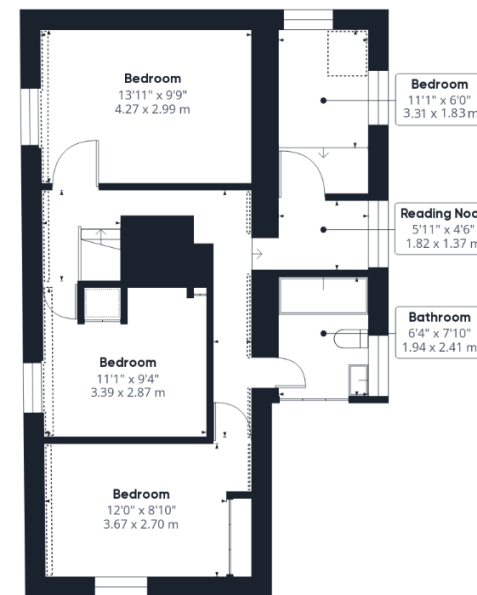
Brochure prepared 17.4.2024



Ground Floor Building 1



Ground Floor Building 2



Floor 1 Building 1

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

2138.68 ft<sup>2</sup>

198.69 m<sup>2</sup>

Reduced headroom

28.36 ft<sup>2</sup>

2.64 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.



## OUTSIDE

The property is approached to the front, through double vehicle gates and up a gravel driveway, continuing down the side to the range of outbuildings.

The front garden, accessed via central pedestrian gate flanked by low level hedging, is set to lawn with beautiful features including a range of flowers and evergreen topiary to the front. The lawns, bricked edged, are bisected by the front path, itself laid to gravel and geometric stone arrangements to complete this beautiful space.

There is a paved seating area to the side of the house, leading off the driveway, whilst the opposite side includes a gated archway to vegetable plot.

**Outbuildings** comprise: a large garage, separate store and office / studio, all with light and power, leading off the driveway to the side.

The rear garden is initially laid to a generous patio, with an open courtyard feel being contained by the outbuildings, rear of the property and the oak framed **Garden Room** sitting on the west side; an insulated space with electric heaters, light, power, wood floor and beams to ceiling and walls. French doors to side and front, with brick paved seating space beneath roof canopy.

From the patio extends the rear lawn, continuing down to the hedged boundary behind which expands a rural outlook of arable farmland & Lincolnshire Wolds hill line beyond, most visible from the rear of the first floor. The garden is complete with covered 'woodland' seating and garden spaces, including mature trees, further lawn, wood store, garden shed.



## 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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