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The Tree House (in 4.77 acres)

Canister Lane, Frithville, Boston. PE22 7HE

BELL
ROBERT BELL & COMPANY



The Tree House, Canister Lane, Frithville, Boston (in 4.77 acres)

Robert Bell & Company are delighted to bring to market this beautiful family home, set to an idyllic countryside location with grounds approaching 5 acres (sts) providing a range of lawned, meadow and woodland spaces to suit a wide range of requirements. Situated to a private position, the grounds complement the beautiful family home.

This late Victorian family home, providing four double bedrooms, has been modernised and improved by the current vendors to offer two office spaces (one a potential bedroom 5), stunning dining room with bifold doors opening out onto the garden & flowing through to the excellent kitchen with spacious, bespoke units. The ground floor is complete with large living room, lounge and cloakroom; with internal access to the generous double garage and workshop. The first floor includes all four bedrooms, the master with en suite, plus family bath and shower room and 'reading nook'.

The property is within the catchment area of the respected Queen Elizabeth's Grammar School, Horncastle; with a provided bus service passing before the house.



ACCOMMODATION

Entered to the side, through uPVC double glazed door inset to arched feature window into:

Entrance Porch with uPVC double glazed windows to front and rear aspects; wood effect flooring, vaulted ceiling with light and power points. Wood windowed door to:

Hallway with uPVC double glazed window to front aspect; underfloor heating; spindle and balustrade staircase up to first floor with built in under stairs storage space, tiled floor, radiator, ceiling and wall lights. Doors to ground floor accommodation including;

Office 1 / Bedroom 5 with uPVC double glazed window to front aspect; tiled floor, radiator, light to ceiling beam and power points.



Living Room having uPVC double glazed windows to front and side aspect; exposed brick fireplace with log burning stove inset and oak mantel, wood effect flooring, radiator, TV point, wall lights and power points.

Cloakroom with low level WC, pedestal wash hand basin, tiled floor with underfloor heating and ceiling light.

Lounge with uPVC double glazed window to side aspect; tiled floor with underfloor heating, radiator, ceiling and wall lights and power points. Open archway to kitchen and door to:

Pantry having a good range of storage units and work surfaces to base level, shelving to walls, space and connections for upright American style fridge freezer, tiled floor, ceiling light and power points. Door to:

Utility with uPVC double glazed window to side aspect; 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 under counter washing machine, dryer, Moffat oven and four ring hob. Tiled floor, floor standing oil fired Warm Flow boiler, ceiling light and power points.

Kitchen having uPVC double glazed windows to rear and bay to side aspect; ceramic butlers sink inset to bevel edge granite worktop with drainage furrows, AGA cooker inset to exposed brick surround. Bespoke, reclaimed pine kitchen units complete with granite work surfaces, deep set, to base level. Alongside: floor-to-ceiling hand-made cabinets, four, with sliding doors, integral soft close drawers and a range of integrated shelving units for multi-purpose storage and an additional concealed beverage fridge. Space and connections for upright fridge-freezer. Tiled floor, inset ceiling spotlights and power points. Open to:

Dining Room with uPVC double glazed window to front, bi-fold doors opposite with access to patio & garden, tiled floor, radiator, ceiling spotlights and power points. Door to:

Office with uPVC double glazed window to front, wood door to front, tiled flooring, radiator, ceiling spotlights and power points. Door to Garage.

First Floor - Landing with carpeted floor, wall lights and power point. Doors to further accommodation including;

Bedroom with uPVC double glazed French doors to Juliette balcony to rear, windows to side aspect; carpeted floor, radiator, ceiling light and power points.





Bedroom with uPVC double glazed window to front aspect; feature fireplace, 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. Door to Reading Nook, carpeted with uPVC double glazed arch window to front.

Family Bathroom having uPVC double glazed window to side aspect; corner bath with tiled Surround and shower attachment, separate corner shower with tiled surround, twin wash hand basins inset to vanity units with light up mirror over and low level WC. Carpeted floor, radiator and ceiling light.

Master Bedroom with uPVC double glazed windows to side aspects; carpeted floor, radiator, ceiling light and power points. Open archway to: En-suite Shower Room uPVC double glazed window to side aspect; P shaped panel bath with shower fitting over, tile surround, wash hand basin inset to vanity unit with light up mirror over and low level WC. Carpeted floor, radiator, ceiling spotlights.

OUTSIDE

The property is approached to the side, through five bar vehicle gate and up a gravel driveway, sweeping across the front of the property and garaging, providing ample parking for multiple vehicles. A pair of up and over garage doors open out into the **Double Garage** with convenient internal access from the home office; light and power. Situated alongside is a generous **Workshop** space, the total ensuring ample space to ensure a range of hobbies and interests.



Laid out to the front of the property is an excellent initial garden, laid to lawn with a beautiful range of flowers and the first of a series of mature trees. A tree canopy is maintained around the side and rear boundaries; with lawned 'verge' around the exterior, fenced & wired border ensuring a child and pet friendly secure space. The rear garden is laid to lawn, wrapping around the side with an expansive pond set with water lilies and reeds garnishing this space; viewed from the kitchen, living room and bedrooms.

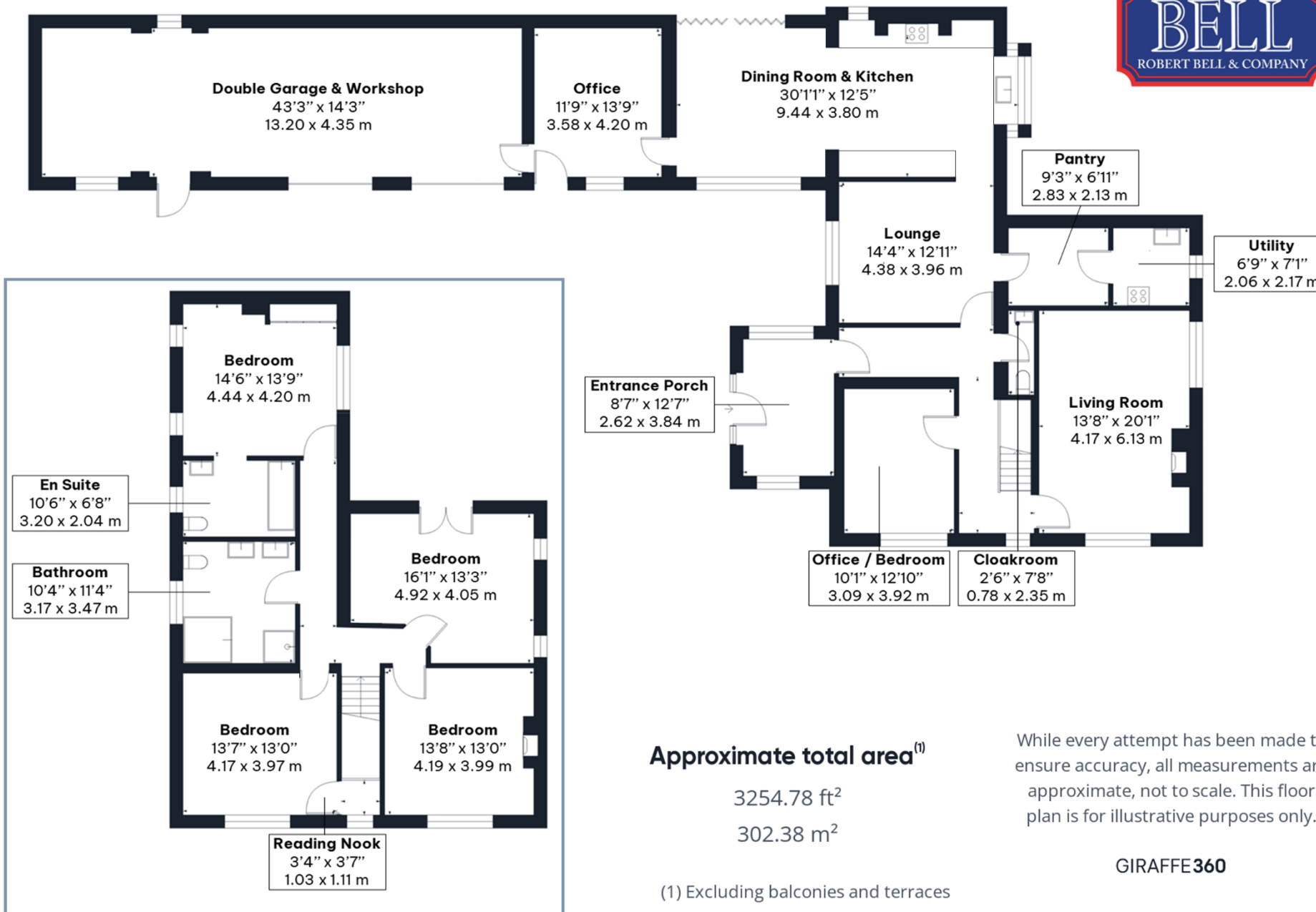
There is a large L shaped grassed paddock to the side and rear of the property, which has secondary access from the road. There has been a long standing mutual agreement in place with a local farmer to cut the paddock. There is much potential for the grassland and it has been enjoyed as a natural wild space as a sanctuary for nature. The paddock is shielded by a private woodland protecting the natural habitat of birds and other wildlife. Details of this arrangement, and a full plan of the grounds, can be made available by the agents.





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

GIRAFFE360



Old Bank Chambers, Horncastle, LN9 5HY
Tel: 01507 522222
Email: horncastle@robert-bell.org

www.robert-bell.org

