



BRITISH  
PROPERTY  
AWARDS

2023



GOLD WINNER

ESTATE AGENT  
IN HORNCASTLE



Gold Trusted  
Service Award  
2023 feefo



BEST  
ESTATE AGENT GUIDE  
2023 : EXCEPTIONAL  
SALES



Stunning Georgian Country House  
Village location near Horncastle – enquire for details







## Stunning Georgian Country House

This Lincolnshire country home offers excellently presented, spacious accommodation across three floors; providing a five-bedroom family home with an enviable range of reception spaces. Built in a Georgian style, period features include wooden sash windows throughout, beautiful coloured tiles to the grand entrance hallway, arched doorways, decorative cornices and high ceilings. The drawing room provides a stunning South-facing bay window seat with wooden sashes, and shutters, looking across the rural landscape beyond; two full height arched windows to the side, ornate scones to wall, decorative cornices and beautiful geometric design to the ceiling.

Accommodation continues to provide a snug, bar, home office and conservatory – all well proportioned – alongside formal dining room, breakfast room (former kitchen, with Aga) and excellent kitchen to the rear, stepping out into the courtyard garden with outdoor dining area. The first and second floors provide a total of five bedrooms, three en suite including master also with dressing room, and family bathroom. The landings and front bedrooms enjoy the same beautiful view across the mid-Lincolnshire landscape as the drawing room.

The brick outbuilding includes a first floor games room, with space for full sized snooker table and walk-around areas to all sides, plus further bar. External accommodation is completed by former stables, now garden stores, behind the double garage.

Set to grounds totalling approx. 3.9 acres (sts), this Lincolnshire country home enjoys beautiful formal gardens, with initial lawned space to the front and side set with a range of trees and mature plant beds; the driveway cutting between from the side approached and up to the garage and outbuilding. To the South-West corner is a hard tennis court, with adjacent summerhouse, dividing the front garden from the formal gardens to the side: lawned with a beautiful range of established plant beds. Leading off the rear of the property, nestled behind the outbuildings, is a glorious walled garden, with paved patio, raised flower beds, a pond and seating areas including covered seating area and pergola plus open patio to the rear beside the raised pond. To the rear extends grass paddocks, completing the acreage.





## ACCOMMODATION

**Entrance Porch** with wooden double front entrance door with wood single glazed windows to sides; coloured tile floor. Wood single glazed doors with arched window over to

**Entrance Hallway** having carpeted staircase with spindle and balustrade to first floor, beautiful coloured tiles to floor, radiator and showpiece light to ceiling. Doors to central hallway, dining room and to:

**Drawing Room** having a beautiful south-facing bay window, wooden double glazed sashes with window seats and feature shutters to front, tall arched windows to side (wood double glazed) flanking the granite wide fireplace, with exposed brick firebox and tiled hearth; detailed ceiling with feature coving and geometric decoration, carpeted floor, wood panelling to third-height to walls, radiator, lights to wall plus intricate scrolling sconces and power points.

**Dining Room** having south facing bay window with wood double glazed sashes and shutters; stone fireplace with tiled hearth, carpeted floor, radiator, panelling to third-height to walls, intricate coving to ceiling, inset ceiling spotlights and central light to ceiling rose, power points. Wood single glazed arch doors to lounge and door to breakfast room.

**Hallway** with tiled floor, radiator, feature lantern style wall lights and power points. Wood obscure single glazed door to rear, to walled garden, doors to further downstairs accommodation including:

**Breakfast Room** having wood double glazed sash windows to side; AGA cooker inset to tiled surround, quarry tiles to floor, ceiling light, spotlights and power points. Doors to staircase to first floor and to:

**Kitchen** having wood single glazed sash windows to sides, patio doors to rear; a good range of modern kitchen units to base and wall levels plus central island, ceramic double sink inset to roll edge worktop Miele oven, microwave, four ring induction hob beneath extractor canopy, dishwasher; space and connections for American style upright fridge freezer. Exposed brick wall with alcove storage shelf, wood style laminate flooring, radiators, ceiling spotlights and power points.

**Home Office** with wood single glazed window to side; feature ceiling beam, tile effect flooring, radiator, ceiling light and power points.

**Bar Area** with wood single glazed window to side; carpeted floor, wood panelling to ceiling with ceiling lights, bar to corner with aluminium sink and drainer, tiled surround and power points. Wood single glazed French doors with matching side panels to:





**Conservatory** having wood double glazed windows to front, side and rear on dwarf brick wall, French doors to side enjoying a view across the side garden with pitched wood single glazed roof. Tiled floor, lights on feature roof trusses with floral decoration and power points.

**Utility** with wood obscure single glazed window to side; storage units to base, wall levels plus full height storage cupboard, ceramic butler sink inset to roll edge worktop with drainage furrows. space and connections for under counter washing machine and tumble dryer. Wood style laminate flooring, bench seat with hanging space above and storage room beneath and ceiling light. Low level WC set to corner. Pantry with concrete floor, stone shelving and ceiling light.

**Side Hallway** having wood door to rear with double glazed full height windows either side; arched open doorways to centre and to rear doorway, wood effect flooring and radiator. Doors to dining room and to:

**Snug** with wood double glazed sash window to front aspect; stone fireplace with surround and mantel, carpeted floor, radiator, central ceiling lights plus spot lights, radiator, TV point and power points.

#### First Floor

**Gallery Landing** on a split level with step up to front landing rear hallway, having wood double glazed sash window with shutters to the front, with views to the south across neighbouring arable farmland and across the landscape beyond; wood single glazed window to side, carpeted floor, radiators and ceiling spotlights.

Carpeted stairs to second floor, Doors to first floor accommodation including:

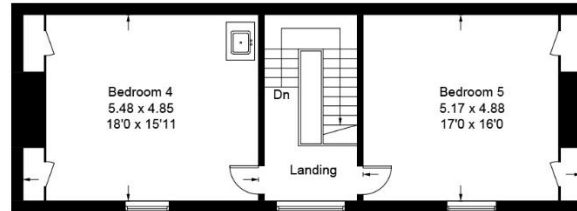
**Bedroom** having wood double glazed sash window with shutters to front; feature fireplace with surround, built in storage space, carpeted floor, radiator, ceiling spotlights and power points. Door to:

**En suite Shower Room** with corner shower cubicle with board surround, pedestal wash hand basin, low level WC, tiles to walls and floor and ceiling spotlights.

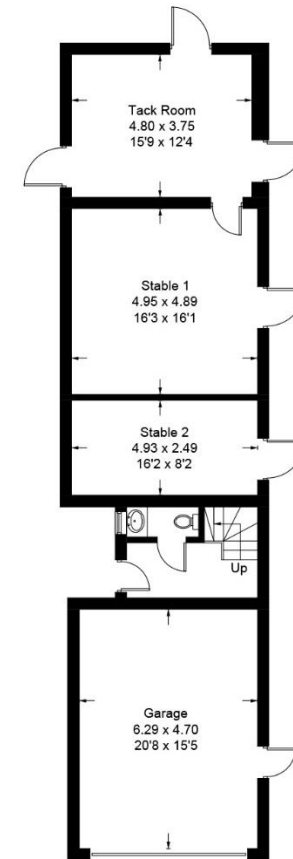


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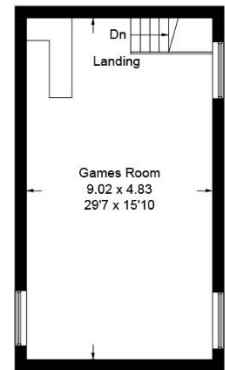
Approximate Gross Internal Area  
 Ground Floor = 247.4 sq m / 2663 sq ft  
 First Floor = 157.6 sq m / 1696 sq ft  
 Second Floor = 72 sq m / 775 sq ft  
 Outbuilding Ground Floor = 65.6 sq m / 706 sq ft (Excluding Garage)  
 Outbuilding First Floor = 44.1 sq m / 475 sq ft  
 Garage = 29.7 sq m / 320 sq ft  
 Total = 616.4 sq m / 6635 sq ft



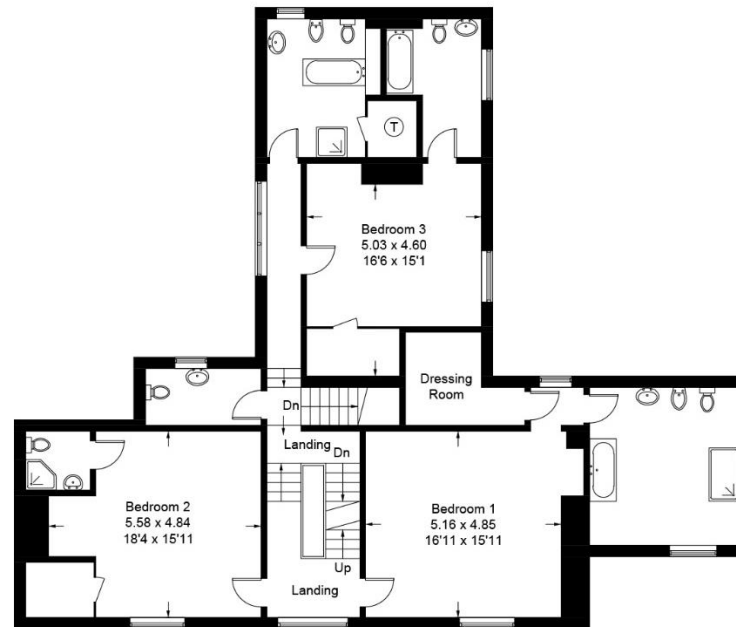
Second Floor



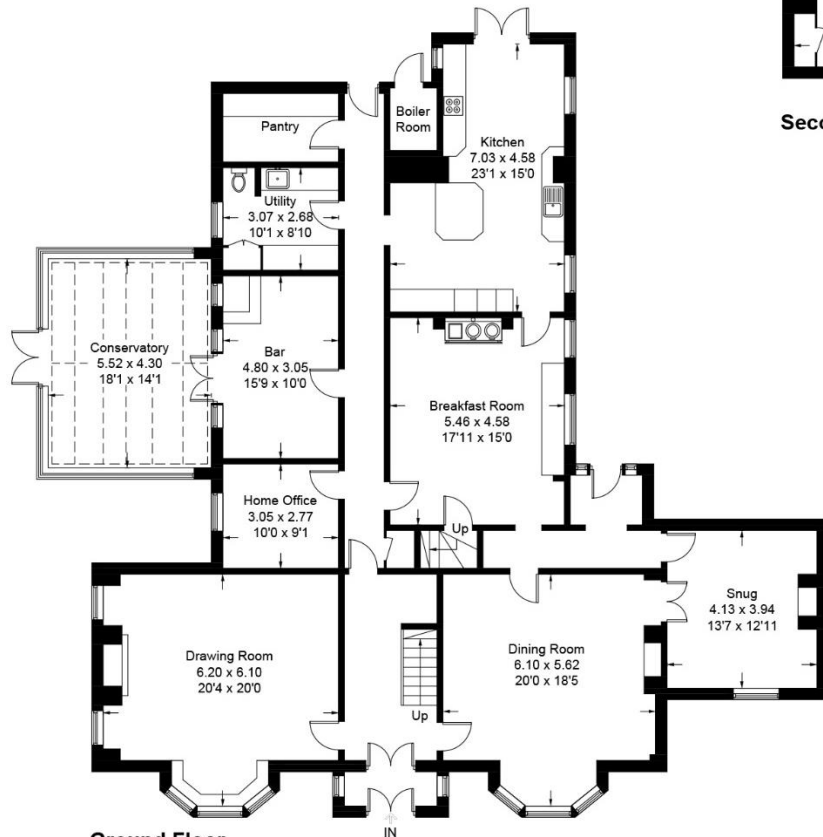
Outbuilding  
Ground Floor



Outbuilding  
First Floor



First Floor



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.





**Master Bedroom** having wood double glazed sash window with shutters to front; feature fireplace with surround, carpeted floor, radiator, feature ceiling light, spotlights and power points. Open doorway to

**Dressing Room** with door to walk in wardrobe, wood single glazed sash window to rear, ceiling spotlights and power points. Door to:

En-suite Bathroom having wood double glazed sash window to front; D-shaped panel bath with tiles to wall. low threshold wide shower cubicle with walk in drying area; monsoon and regular head over, tiled to wall with alcove shelf, wash hand basin inset to storage unit with mirror over, bidet and low level WC. Wall mounted heated towel rails and wood effect flooring.

**Cloakroom** with wood single glazed window to rear; low level WC, pedestal wash hand basin, wall mounted heated towel rail, tile effect flooring and ceiling spotlights.

**Bedroom** having wood single glazed sash windows to side; built in wardrobe space, with lights and loft access hatch to further storage area, carpeted floor, radiator, ceiling light and power points. Door to:

**En-suite Bathroom** having wood single glazed sash window to side; freestanding bath inset to tiled surround, pedestal wash hand basin and low level WC. Carpeted floor, radiator and ceiling light.

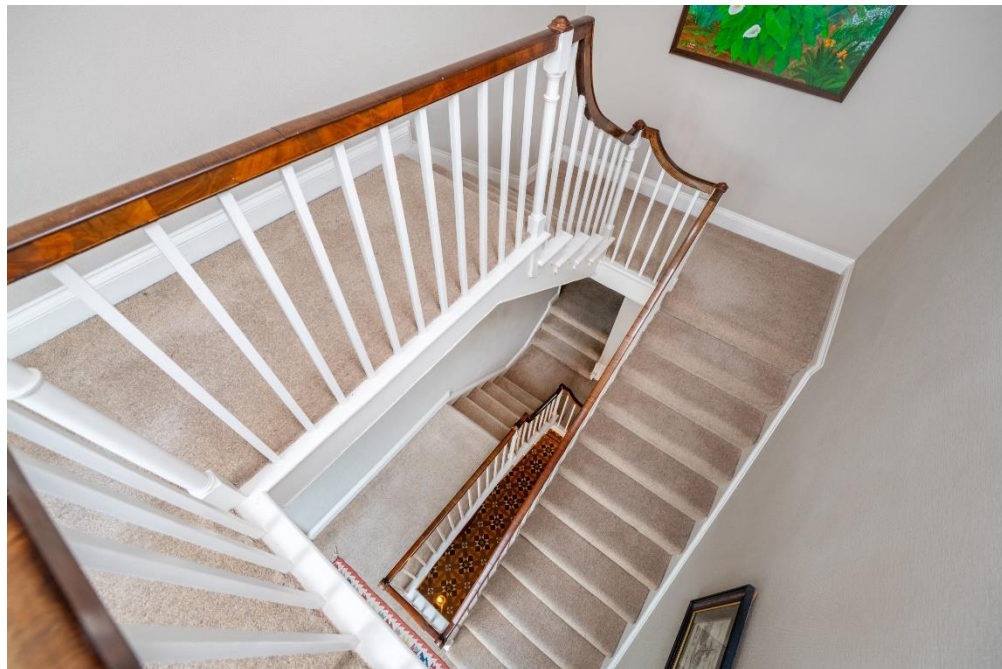
**Family Bathroom** having wood single glazed window to rear aspect; ceramic bath inset to tiled surround to centre, low threshold shower cubicle with mermaid board, pedestal wash hand basin with mirror unit over, bidet and low level WC. Tiled floor, heated towel rail, radiator, built in airing cupboard, shaver socket and ceiling spotlights.

## **Second Floor**

**Gallery Landing** with wood double glazed sash window with shutters to front enjoying south facing view across arable farmland beyond; carpeted floor, loft access hatch and ceiling spotlight.

**Bedroom** with wood double glazed window to front; wood doors to storage spaces flanking feature fireplace, carpeted floor, radiator, ceiling light and power points.

**Bedroom** with wood double glazed window to front; wood doors to storage spaces flanking feature fireplace, carpeted floor, radiator, ceiling light and power points.









## OUTSIDE

The property is approached from Boston Road via a gravel driveway, opening out to the front turnaround and parking space, and continuing down the side to the garage and outbuildings. The front grounds are laid to lawn with a wealth of established trees throughout, rail fencing to the front allowing for open views across the neighboring arable farmland and rural landscape beyond. A personnel gate secures the westerly side garden with the east side space set to lawn with further established trees flanking the driveway. Personnel gate from the driveway provides access to the central walled garden.

The walled garden is predominantly laid to paving with mixed tiling throughout providing pathways through the abundance of mature flowerbeds, and down to the range of seating areas around the brick edged raised fish pond, beneath the brick columned wooden pergola and space leading off the kitchen. The walled boundary includes 'porthole' arch to the side, and a personnel arch to covered seating area with door to snooker room.

**OUTBUILDINGS** include: **Double Garage** having snooker room to first floor above, with roller shutter door, light and power, a series of former stables to the rear, now garden stores with light and power, wooden doors to side and rear. Lobby with wall mounted electric heater, ceiling spotlights. Carpeted wood staircase with under stairs storage cupboard to:

**Snooker Room** with wood single glazed windows to sides, wood paneling to walls, wall mounted electric heater, wall and ceiling spotlights, loft access hatch and power points. Central canopy light above space for full sized table with ample walk-around room, bar to corner with wall mounted cabinet, aluminium sink inset to storage unit

The side garden is laid to lawn with established vegetables plot, plant beds and trees including fruit trees throughout. There are beautiful seating areas and, contained by evergreen hedging to the front, stands the tennis courts, fully fenced with taller hedged boundary to one side and Summerhouse to the other side. A grass paddock, completes the 3.9 acres (sts) plot with mature trees throughout.





East Lindsey District Council – Tax band: G

**ENERGY PERFORMANCE RATING: F**

**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 20.7.2023



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