



The Watermill
Watermill Lane, Toynton all Saints, Spilsby. PE23 5AG

BELL



The Watermill

Toynton all Saints, Spilsby

The Watermill is nestled in the heart of a stunning valley with view across to St Helen's Church at East Keal, occupying a 14 acre (sts) plot with a range of outbuildings, stores and former farm constructions alongside the three bedroom property.

The property occupies a valley position between the two villages of Toynton All Saints and East Keal, with the well serviced market town of Spilsby a short distance away.

To the most private position, accessed up Watermill Lane, the property includes formal gardens, grassed paddock and further land; plus water course . These, and the crew yard from which the property is approached, include former poultry sheds, covered car port, brick and tile stables, store and garage store.

The house, a three-bedroom family home, has been recarpeted / refloored throughout the ground level, and provides living room, breakfast kitchen, utility, bathroom and snug/office.



ACCOMMODATION

Hallway with oak double glazed front entrance door, wood double glazed leaded window to rear aspect; open tread staircase up to first floor, carpeted floor, radiator, wall light and power points. Open archway to kitchen, part glazed door to:



Living Room having wood double glazed leaded window to front aspect and uPVC double glazed French doors to rear; log burning stove inset to tiled fireplace and wood surround, carpeted floor, TV point, wall lights and power points. Door to:

Snug / Bedroom with wood double glazed leaded windows to front and rear aspects; carpeted floor, radiator, TV point, ceiling light and power points.

Kitchen having wood double glazed leaded window to rear aspect; a good range of storage units to base and wall levels, sink and drainer inset to roll edge worktop, Zanussi oven and four ring hob. Vinyl flooring, radiator, TV point, wall light and power points. Sliding door to:

Utility having wood double glazed leaded window to front aspect; oil fired floor standing Worcester boiler, space and connections for washing machine, fridge-freezer. Vinyl flooring, ceiling light and power points. Door to:

Bathroom having uPVC double glazed leaded window to rear aspect; bath with tiled surround, corner shower cubicle with board surround, Mira Jump electric shower fitting, pedestal wash hand basin, low level WC and bidet. Carpeted floor, radiator, heated towel rail and ceiling light.

First Floor

Gallery Landing with carpeted floor, oak door to storage space, ceiling light. Doors to first floor accommodation.

Bedroom with wood double glazed leaded window to rear aspect; carpeted floor, wall light and power points.

Bedroom with wood double glazed leaded window to rear aspect; carpeted floor, radiator and power points. Door to

Bedroom/Storeroom with uPVC double glazed windows to side aspect, wood flooring and ceiling light.





OUTSIDE

The property is approached via a private track, surrounded by grassed space and leading to the front crew yard – with brick and tile **Stables / Stores**; brick and tile **Garage** building and covered car port. A personnel gate leads to the formal front garden, which wraps around to the rear, predominantly laid to lawn and boasting a range of mature established flowers and shrubs.

The water course, which snakes through further land to the north, circles the outer reach of this initial garden space; with footbridge over as it continues through to the South.

The further land, totalling 14 acres (sts) is set largely to three portions: to the north of the property, laid to undulating grass land with former poultry stores and covered machinery parking space (in carrying condition); to the west continuing towards the steeple of St Helen's Church at East Keal (also meadow/grass land) and to the south, with the track access leading down from Watermill Lane.

The Watermill is believed to have ceased work as a corn mill in 1927; with the associated machinery removed in the 1940s.

East Lindsey District Council – Tax band: C

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;

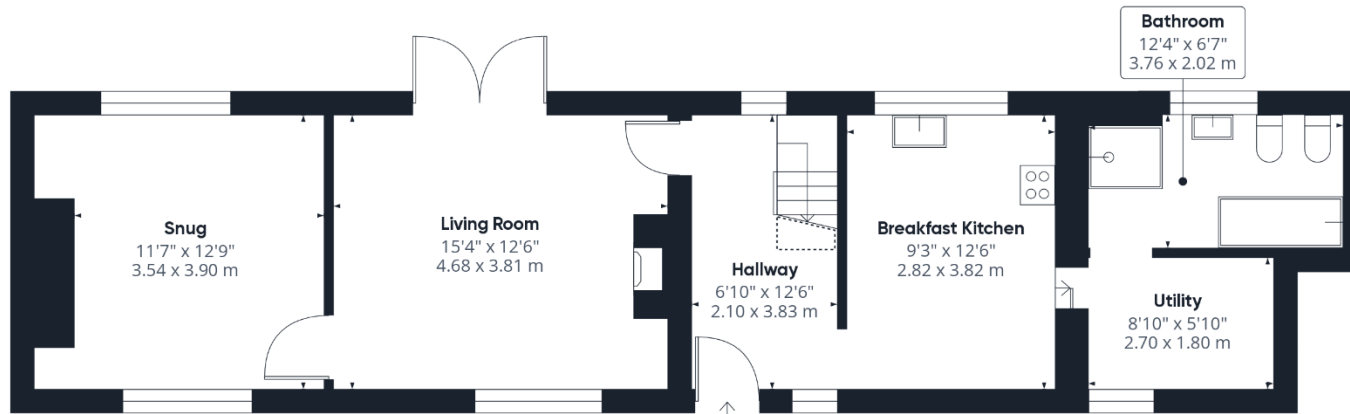
Email: horncastle@robert-bell.org;

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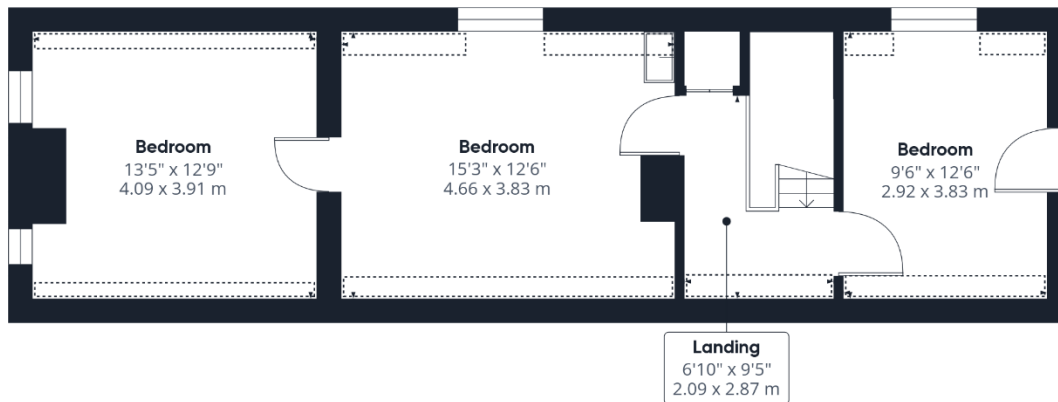
Brochure prepared 4.6.2024



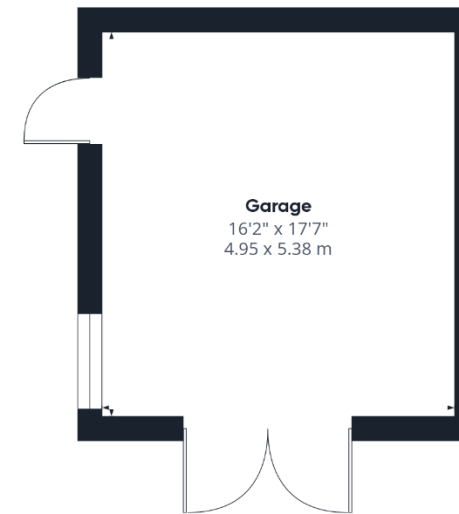




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1526.13 ft²
141.78 m²

Reduced headroom

77.89 ft²
7.24 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.

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