



BRITISH  
PROPERTY  
AWARDS

2024



GOLD WINNER

ESTATE AGENT  
IN HORNCastle



**The Old Mill House**  
35 Main Road, Hundleby, Spilsby, Lincolnshire. PE23 5LZ







# The Old Mill House

## Hundleby, Spilsby

The Old Mill House is a beautiful, Grade II listed residence boasting flexible living areas, substantial bedroom accommodation; a versatile former coach house and garaging plus beautiful grounds, swim spa and sauna. The current configuration provides five bedrooms, with potential for this to be increased.

Located to the heart of the popular village of Hundleby, the property is believed to date back in part to the early 17th Century. The property offers a wide range of spaces and settings to suit a full scope of requirements, in a plot extending beyond three quarters of an acre (sts).

### ACCOMMODATION

**Central Hallway** having wood single glazed door with leaded decoration, staircase up to first floor, built in under stairs storage, and cupboards, tiled floor, classic style metallic column radiator, ceiling light. Door to **Cellar**, of considerable size with tiled floor and lighting. Doors to kitchen, living/diningroom and to:

**Family Room** having wood single glazed windows to front with internal shutters, wood single glazed window to side aspect; quality soft feel laminate flooring, classic style metallic column radiator, wall light fittings and multiple power points.

**Living/Dining Room** having wood single glazed windows and French doors to rear aspect; wood burning stove on heavy duty stone stand, inset to feature arched firebox, alcove storage cupboards and open wood shelving. Carpeted floor, radiators, TV point, lights to wall, inset ceiling spotlights and multiple power points.

**Kitchen** having wood single glazed windows with internal shutters to front and bay window to side aspect; a good range of units to base and wall levels. Ceramic 1 1/2 sink and drainer inset to square edge wood worktop. Neff cooker and induction hob beneath the extractor canopy, built in fridge and dishwasher, tiled splash blacks, inset ceiling spotlights. Breakfast bar peninsular, half height storage unit with window bench seat, radiator, quality soft feel laminate flooring and multiple power points. Part glazed door through to:





**Side Lobby** with wood single glazed door to side, windows to front and side and door to rear. Built in oak alcove shelving to wall, wood panel units, vented and partitioned, housing wall mounted, gas fired Worcester boiler and Albion water cylinder; central airing cupboard with pull-out rails and radiator. Storage cupboard with space and connections for laundry white goods. Laminate flooring consistent with kitchen, radiator, access hatch to ceiling and ceiling spotlights. Doors to cloakroom and to:

**Utility** with wood single glazed bay window to side aspect; a good range of wood panel front storage units, wood roll edge worktops, space and connections for large upright fridge freezer. Laminate flooring, inset ceiling spot lights, radiator and multiple power points.

**Cloakroom** comprising high level Charlotte WC, Charlotte ceramic wash hand basin with tiled splash back and mirror over, radiator, marble style floor tiling and ceiling light.

#### First Floor

**Gallery** Landing on a split level with open arch to lower portion, wood single glazed window to front with internal shutters, radiator, built in under stairs storage space and power point. Doors through to:

**Shower Room** with timber single glazed window to front with internal shutters; corner shower cubicle with tiled surround and Aqualisa Quartz power shower over, low level WC and Heritage square style pedestal sink. Radiator with heated towel rail surround, bespoke wider wood panelling to floor and ceiling spotlights.

**Family Bathroom** with wood single glazed window to side with blind; square style bath with Bensham column taps and shower over, inset to wood board surround with wall panelling to half height, low level WC and Savoy wash hand basin inset to storage unit with mirror over. Radiator with heated towel rail surround, bespoke wider wood panelling to floor, built in storage cupboard, ceiling lights, shaver socket.

**Bedroom** having wood single glazed window to rear, overlooking garden; built in wardrobe storage space, Oak corner dressing table, alcove wall shelving, radiator, carpeted floor, inset ceiling spotlights.

**Master Bedroom** having wood single glazed windows to rear, overlooking garden; range of built in wood storage spaces and bench style Oak window seating with storage drawers, carpeted floor, classic style metallic column radiator, wall lights and multiple power points.

**Bedroom** having wood single glazed window to front with internal shutters and wood single glazed window to side aspect; range of built in wood storage spaces and bench style wood window seat, carpeted floor, radiator with decorative surround, lights to walls and inset ceiling spotlights and multiple power points.

Stairs to:





**Attic Bedroom / Reception Room** having exposed brick to ends, with wood double glazed windows and original style shutters to arches, Exposed beams and oak support beams, wood panel floor with raised platform creating a secondary area. Column radiators, ceiling lights, theatre style lighting to ceiling, on lighting control system and multiple power points. Oak surround units on draw string / pulley system to close off stairway. Built in eaves storage spaces with lights.

## OUTBUILDINGS

There is a large brick and tile outbuilding, renovated to create a range of outdoor and internal living and storage areas, having a climbing pear tree to the side and the outdoor lighting. Double doors to **Garaging** with insulated roof, exposed ceiling beams and support beams, exposed brick walls, raised floor level, ceiling lights and multiple power points. Potential for a multitude of uses including home office, showroom for a vehicle or other collection, or a studio. Opens out to driveway with view to the side of the house.

Large wood stable door to **Former Stable**, with original stable troughs and divides remaining, concrete floor, lighting and power. Boxed in water cylinder supplying outbuildings and insulated and trace heated pipework throughout. Wood single glazed windows to front and rear. Offering useful dry, secure storage space.

Wood double doors to **Garage**, with paved floor, multiple power points, light to wall, open tread stairs with rope hand supports to:

**First Floor Living Space:** with **bedroom, bathroom, reception room and living room.** offering self-contained living area, with insulated floors and ceiling, wide style floorboards, wall mounted electric heaters on remote control system and ceiling light. Exposed ceiling beams and supports with dividing slatted screen creating separate living room area, wood windows to shutters to sides, wood single glazed window with shutter style blinds to rear. Multiple power points, TV point, spot lights to step through to bedroom and theatre stile lights in bedroom. The staircase is covered by a drop down wood panel door on rope and string pulley system. En suite bathroom low level WC to corner unit, Savoy wash hand basin with mirror over, corner shower cubicle with tiles to wall, chrome wall mounted heated towel rail.

Open **Double Car Port** with supporting beam to centre, light fitting. Wood door to garden store, with light and power, concrete floor, single glazed window to side.

Wood panel door with porthole style obscure window to **Changing Room with Sauna**, with ceiling lights and spotlights to storage bench seat, infrared sauna unit to corner with glass doors and seating, with spotlights over. Open storage to corner, wall mounted electric heater, mosaic style tiled floor and multiple power points. There is an outside shower on the patio area adjacent to the changing room.



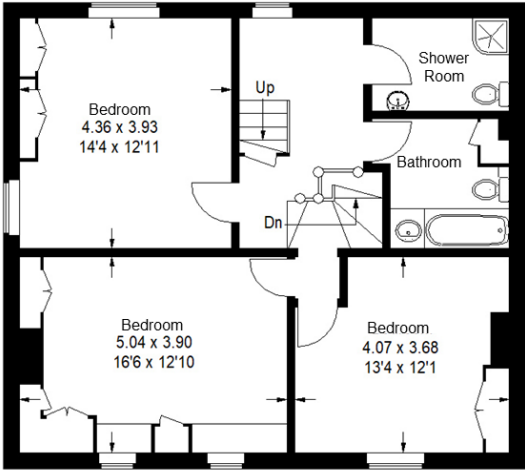
# The Old Mill House

Approximate Gross Internal Area  
 Cellar = 17.5 sq m / 188 sq ft  
 Ground Floor = 94.6 sq m / 1018 sq ft  
 First Floor = 75.8 sq m / 816 sq ft  
 Second Floor = 47.9 sq m / 515 sq ft  
 Outbuilding - Ground Floor  
 (Including Garage) = 80.8 sq m / 870 sq ft  
 Outbuilding - First Floor = 62.1 sq m / 668 sq ft  
 Garden Store / Sauna = 13.3 sq m / 143 sq ft  
 Total = 392 sq m / 4218 sq ft

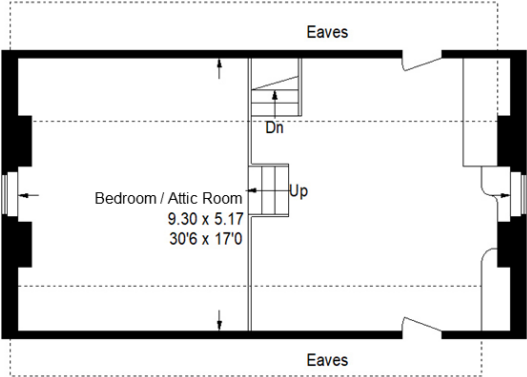


(Not Shown In Actual Location / Orientation)

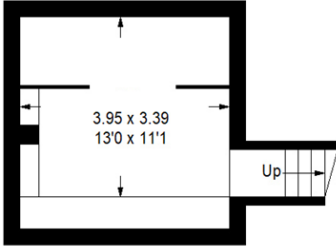
⋯ = Reduced headroom below 1.5 m / 5'0"



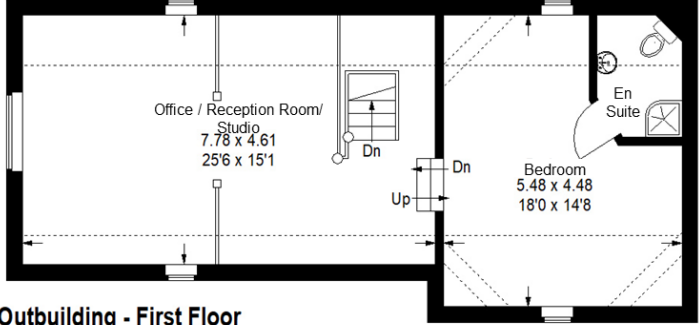
First Floor



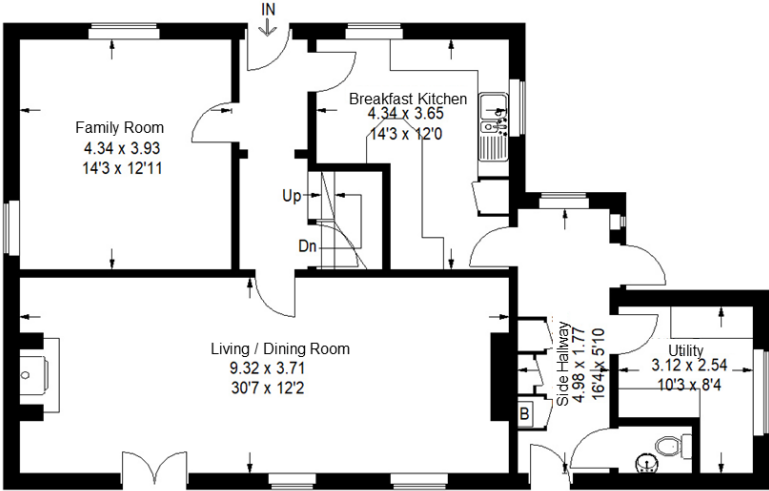
Second Floor



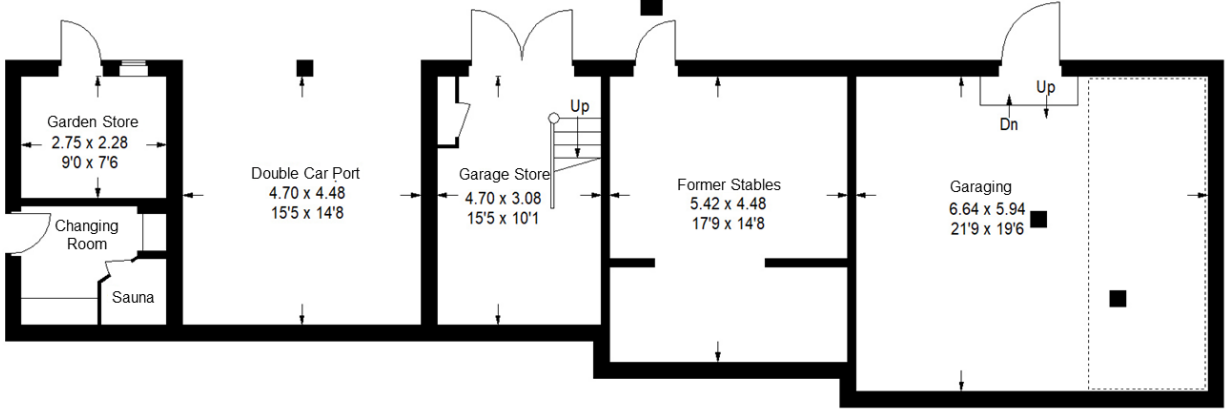
Cellar



Outbuilding - First Floor



Ground Floor



Outbuilding - 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.



## OUTSIDE

The property is approached from Main Road through wide double vehicle gates and gravel **driveway** with ample turnaround and parking space, leading to the outbuildings and side porch. There are mature hedges screening the driveway from the other outdoor areas, flowerbeds with tree to front, bordering the walled front boundary leading up the driveway and through to the side patio area, with Belgian clay paving, Sauna and wood benched area. This is contained by dwarf and full height brick walls, with open aperture to the:

**Endless Pool Swim Spa**, with swim current and spa seats, fully insulated and set into a raised decking area with seating folding out of the decking, wide patio to the perimeter, circling the swim spa, a remarkable and award winning installation. There are dwarf square hedges to the corners, ever green hedging to the boundaries and bamboo areas creating a tranquil setting for this beautiful addition. A variety of outdoor lighting illuminates this area and the adjacent side patio. Oak gate with criss-cross decoration to:

The **beautiful landscaped grounds**, predominately laid to raised edge lawn with meandering gravel pathways to the sides and front. There is a radial paved seating area in the same Belgian clay pavers, as the previously mentioned pathways, which continues down to the timber framed Summerhouse, with lighting, power points and Oak flooring, single glazed windows to sides and part glazed doors to front.

Beside the gravel paths are established plant beds housing a wide range of species. Leading off the rear of the property is a paved patio seating area, and York stone steps running to the French doors from the sitting room, continuing beside the square plant beds. To the other side of this pathway sits a raised seating area with stone steps up to sleeper edges gravel bench area, with raised wood sleeper edged planters. A gravel path from this side leads to a personnel gate to access the front of the property. The rear of the house is populated by a beautiful Virginia Creeper, creating a green backdrop to this stunning rear space. As the garden continues a range of tree species populate the grounds, with historic rhododendron, holly and magnolia specimens a true delight. There are a range of mature plant beds and to the rear a hedgerow which conceals **further garden areas** with a range of fruit trees. The boundaries to the sides and rear are largely contained by mixed, mature hedging.

East Lindsey District Council – Tax band: F

ENERGY PERFORMANCE RATING: D Gas fired central heating.

**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...

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