



BRITISH
PROPERTY
AWARDS
2024

GOLD WINNER

ESTATE AGENT
IN HORNCastle



Vine Cottage
Deep Lane, Hagworthingham, Spilsby, Lincolnshire. PE23 4LZ

BELL





Vine Cottage, Deep Lane Hagworthingham

Vine Cottage is a beautiful, four bedroom family home offering attractive, spacious accommodation set in approx. 2.5 acres (sts) in the ever-popular Lincolnshire Wolds (AONB) village of Hagworthingham.

Initially a Late Victorian farm cottage; with fireplaces and decorative cornices typical of the period, significant extensions over time have developed the property into a generous family home; blending a cosy countryside feel with expansive living spaces, modern fixtures and fittings and generous bedrooms. The versatile reception and dining areas offer flexibility to suit a wide range of purchasers.

Accompanied by approximately two and a half acres (sts), Vine Cottage enjoys a private position with tree-lined boundaries surrounding; and a woodland space to the rear. With large pond to the centre, busy with piscine life and hosting a beautiful willow tree that sits on an island. The plot boasts various grassed, separately fenced spaces; namely: an orchard, vegetable garden, pig run, goat field, poultry garden and formal lawn; alongside garden store, significant garaging and workshop, and a boat house.

Pre-planning support has been granted for the demolition and replacement of the boat house, alongside the addition of a camping pod. There is also support for change of use of the pigsty/shed into an annex. (ELDC ref: S/070/00753/24/IC) This provides an excellent business opportunity in the regions growing tourism industry.





ACCOMMODATION

Entrance Porch with wooden main entrance door, uPVC double glazed leaded window to front aspect; wood flooring, radiator and ceiling light. Door to:

Snug having uPVC double glazed leaded window to front aspect; "Improved excelsior 1905" range inset to brick surround on stone hearth, spindle and balustrade staircase to first floor, radiator, wood flooring, wall lights and power points. Door to:

Dining Room having uPVC double glazed leaded window to front aspect; log burning stove on stone hearth inset to firebox with oak mantle, wood flooring, radiator, central ceiling light fitting and power points. Open doorway to:

Central Reception Room having built in cupboards to wall with open arched alcove to centre, wood flooring, exposed brick columns, gallery looking across the lounge, radiator, ceiling spotlights and power points. Door to garden room, open to:

Breakfast Kitchen having a good range of storage units to base and wall levels, including glazed corner unit and plate rack, plus central island with breakfast bar; stove inset to exposed brick surround with tiled back and stand. Belfast sink inset to roll edge worktop with space and connections for upright American style fridge freezer, oven, four ring hob. Tiled floor, ceiling spotlights, central light feature and lights over units. Wood windowed door to utility and step down to:

Lounge having uPVC double glazed leaded French doors and full height windows to rear, windows to side; log burning stove to tiled hearth to corner, exposed brick to walls and shelf seat, wood flooring, TV point and power points.

Office / Studio / Garden Room having uPVC double glazed French doors and matching side panels to side, windows to front aspect; wood flooring, radiators, ceiling light and power points. Wood single glazed leaded window to lounge.

Utility having wood double glazed stable style door to side, leaded window to rear aspect; radial sink inset to tiled worktop with wooden bevel edging, space and connections for under counter washing machine, storage units to walls. Tiled flooring, radiator, ceiling spotlights and power points. Door to

Shower Room having uPVC double glazed leaded window to rear aspect; walk in shower cubicle with monsoon head over, wash hand basin and low level WC. Tiled floor, heated towel rail, shaver socket and ceiling spotlights.





First Floor

Gallery Landing with carpeted floor, built in storage space, ceiling spotlights. Doors to bedrooms and family bathroom.

Bedroom with uPVC double glazed leaded window to front aspect; carpeted floor, radiator, loft access hatch, ceiling light and power points. Doors to bedroom and to:

Store with uPVC double glazed leaded window to front aspect; carpeted floor, hanging space to over stairs shelf area and ceiling light.

Bedroom with uPVC double glazed leaded windows to side and rear aspects; carpeted floor, radiator, ceiling spotlights and power points.

Bedroom with uPVC double glazed leaded window to rear aspect; carpeted floor, radiator, ceiling light and power points.

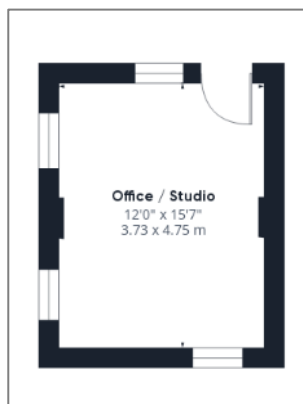
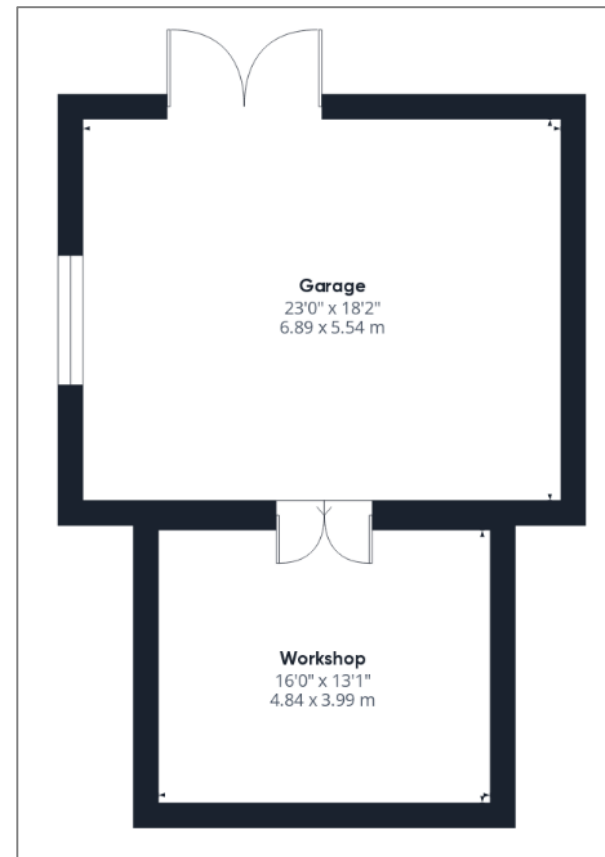
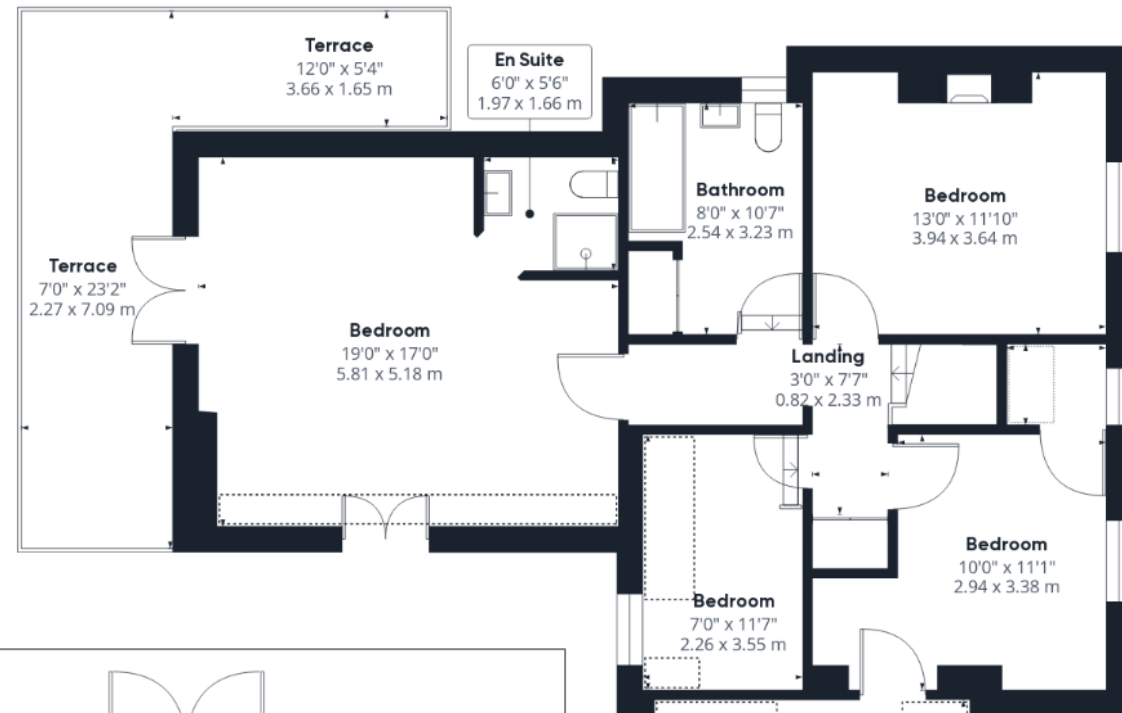
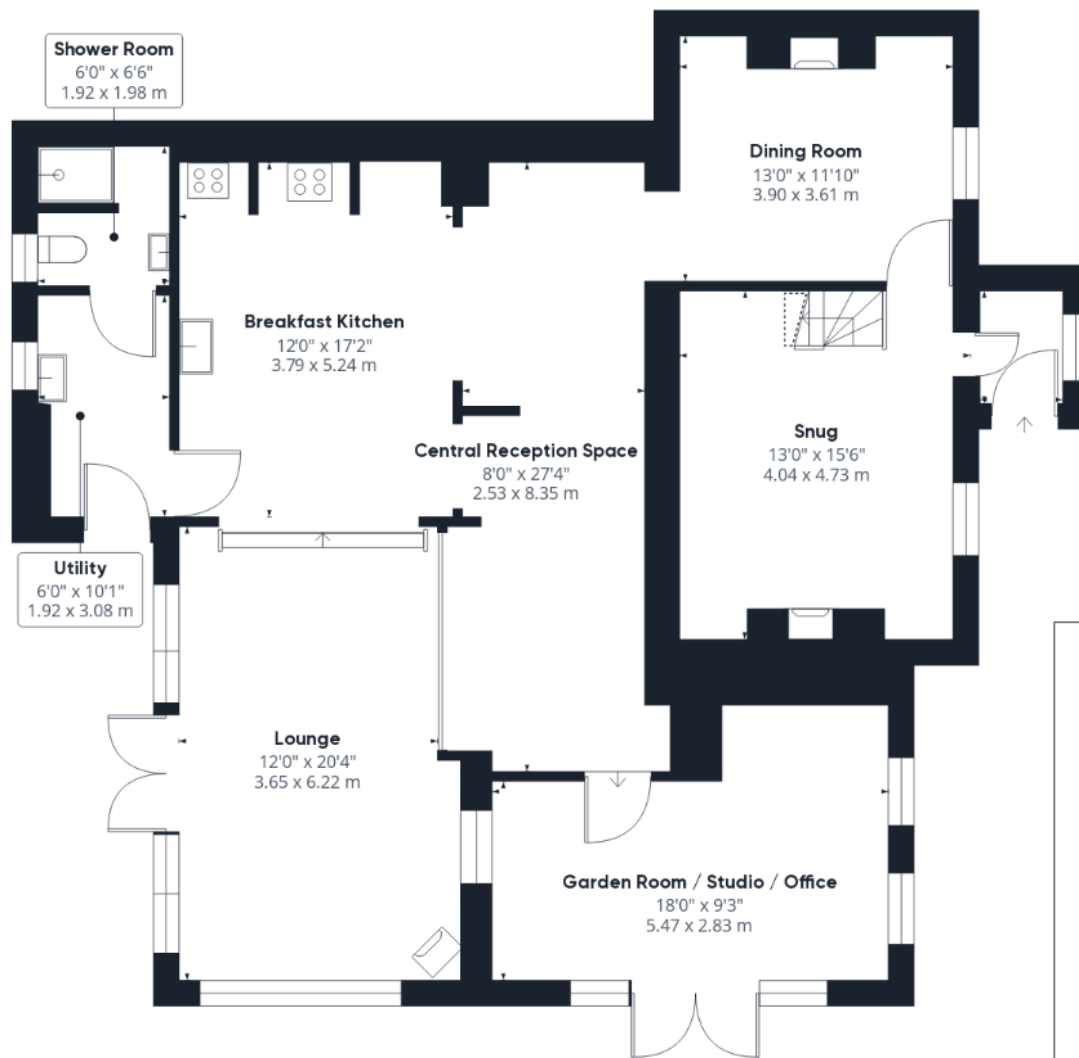
Master Bedroom having skylights to vaulted ceiling, uPVC double glazed leaded French doors to Juliette balcony, and to timber decked terrace wrapping around the rear, with beautiful treetop positions and view across the garden; wood flooring, radiator, wall and ceiling lights and power points. Open doorway with curtain to:

En-suite having skylight to vaulted ceiling, corner shower cubicle with monsoon head, tiled surround, pedestal wash hand basin and low level WC. Tiled floor, heated towel rail, shaver socket and wall light.

Family Bathroom having uPVC double glazed leaded window to side, skylight to ceiling; bath with wall mixer tap and heated towel rail over, inset to tiled surround, wash hand basin and low level WC. Tiled floor, full height storage cupboards, panelling and tiles to walls, wall light and ceiling spotlights.

Bedroom with uPVC double glazed leaded window to front aspect; feature fireplace with wood surround, carpeted floor, radiator, ceiling light and power points.





Approximate total area⁽¹⁾

3263.19 ft²

303.16 m²

Reduced headroom

127.34 ft²

11.83 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.

GIRAFFE360



OUTSIDE

The property is approached to the front, off Deep Lane, with a gravel driveway leading through a five-bar vehicle gate, and to the open front parking space supporting multiple vehicles with flowerbed to the front. To the side stands the **Double Garage** with concrete floor, wooden single glazed window to the side, light and power. Wooden double doors to workshop space with further lighting and power

Further outbuildings lead off the formal rear lawn comprising garden store, covered wood store and **Office**: with skylights to sides, uPVC double glazed windows to the front, inset ceiling spotlights to side and rear, a log burning stove seated on tiled hearth to corner, multiple power points, built in desks and drawers, and a tiled floor. Lean-to wood store and open brick pen to side. The office is supplied with separate telephone lines and fast broadband, ideal for working at home.

The family garden is laid to lawn, with a range of paved patio spaces across split levels leading off the garden room and lounge; curved brick edging containing the raised platform. Further outdoor seating leads off the rear, and is covered by the master bedroom balcony above. Personnel gates ensure a child and pet friendly secure rear garden, with the various areas contained by further fencing. These include grassed, former Poultry Garden, Pig Run, Goat Field, Vegetable Garden (with large tunnel cover), and an orchard – boasting apples, quince, plums and pears. There is vehicular access to rear leading back through to formal garden and up to the Boathouse – currently requiring a scheme of restoration; with pre-planning permission supporting a replacement structure, and the addition of camping pods offering an excellent business opportunity.

The boat house looks across the large pond, approximately 8 feet deep, supporting carp, perch and other fish species; with a willow tree to the centre island and occupying a grassed area with treelined perimeter, and gates back through to the garden and other spaces. To the rear, a mature, mixed woodland extends across the property; the final space in this varied and extensive garden.

East Lindsey District Council – Tax band: D

ENERGY PERFORMANCE RATING: tbc Mains water, electricity. Oil fired heating. Biogesting drainage system.

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...

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.



43 Silver Street, Lincoln. LN2 1EH
Tel: 01522 538888 Fax: 01522 589988
Email: lincoln@robert-bell.org

www.robert-bell.org

