



BRITISH  
PROPERTY  
AWARDS

2024



GOLD WINNER

ESTATE AGENT  
IN HORNCastle

## Beck House

Back Lane, Old Bolingbroke, Spilsby. PE23 4EU

# BELL

## Beck House, Old Bolingbroke



Beck House, originally a cottage dating back to the 1700s, is a substantial, four-bedroom family home; renovated, modernised, and enhanced throughout by the current vendors to offer exceptional accommodation. To a private position, the property enjoys a large rear garden and further space over a wooden footbridge, sat between two becks which merge on the Southern boundary. Laying out versatile, well serviced spaces, viewing is highly recommended to appreciate the scale and quality of the property.

Enhancements include a full renovation, taking the property back to brick with full modernisation. The property has been re-configured to create a large open plan living space and four double bedrooms with an additional en-suite. Installation of an air source heat pump, full internal insulation, rewire, industrial style metal radiators throughout and LED lights installed; plus, new flush casement woodgrain effect windows, fascia and guttering. Benefitting from full remote-controlled CCTV and intercom system ensuring optimum safety. Plus; hardwired data and multiple Wi-Fi points through the property.



Home to the ruins of Bolingbroke Castle, birthplace of King Henry IV, Old Bolingbroke sits in a broad valley between the Kirby and Keal hills, to the south-western fringe of the Lincolnshire Wolds, an Area of Outstanding Natural Beauty. The well serviced market town of Spilsby lies three miles away, with the larger towns of Horncastle (eight miles), Boston (16) and Skegness (16) all within convenient distance.



## ACCOMMODATION

*Entered to the front through wood effect double glazed door to ...*

**Entrance Porch** - light to ceiling, tiled flooring. Wood effect double glazed door to....

**Hallway** - spot lights to ceiling, wood effect flooring, multiple power points. Open doorway to living room, wood door to...

**Snug** - with wood effect double glazed windows to front, French doors to rear. Spot lights to ceiling, range of alcove shelving and storage spaces. Dual fuel log burning stove on tiled stand inset to feature surround. Wood effect flooring; TV point, multiple power points, radiator, wired carbon monoxide sensor and fire alarm.

**Living Room** - wood effect double glazed windows to front, spot lights to ceiling. Radiator, multiple power points, wood effect flooring. Open to

**Dining Kitchen** - wood effect double glazed windows to side and rear, spot lights to ceiling and trio of lights over kitchen island. Excellent range of modern units to base and wall levels plus island. Double sink with Quooker hot water tap over inset to bevel edge quartz worktop. Integrated oven, Neff induction hob, integrated full height fridge, freezer, dishwasher, under counter drinks fridge. Ceiling mounted Wi-Fi access point. TV point, multiple power points, security monitor, wired fire alarm, wood effect flooring. Wood door to understairs cupboard with data and multiple power points. Open doorway to ...

**Side Lobby** - with wood effect double glazed stable style door to side, spot lights to ceiling. Multiple power points, wood effect flooring. Wood door to...

**Cloakroom** - with spot lights to ceiling, low level w/c, hand wash basin. Radiator, wood effect flooring, wood doors to storage space. Space and connections for washing machine and dryer.

**First Floor Landing** - with spot lights to ceiling on automatic sensor, wood effect double glazed window to rear, carpet, radiator. Wood doors to bedrooms and family bathroom





**Master Bedroom** - with wood effect double glazed flying mullion windows enjoying views to the front, and across to the beck at the rear, with internal shutters. Spot lights to ceiling, column radiators, carpet, TV point, ceiling mounted Bluetooth speakers, multiple power points. Wood door to

**Walk In Wardrobe** with built in floor to ceiling wardrobes with hanging and shelving space, window to front with shutters, hard wired fire alarm, and door to...

**En Suite Shower Room** - with wood effect double glazed windows (with internal shutters) to rear, spot lights to ceiling on automatic sensor. Low level w/c, double Lusso stone vanity units with basin inset with mirror and light surround over. Walk in shower cubicle with regular and monsoon heads over, alcove shelf. Tiles to walls and floor; with underfloor heating.

**Bedroom Three** - with wood effect double glazed windows to front, spot lights to ceiling, radiator, carpet, multiple power points, data point.

**Bedroom Two** - with wood effect double glazed windows to front, spot lights to ceiling, radiator, carpet, multiple power points, TV point. Wood doors to built in wardrobe spaces, wood door to...

**En Suite Shower Room** - with spotlights to ceiling, corner shower cubicle with regular and monsoon shower heads; alcove shelf. Low level w/c, hand wash basin with light up mirror over, heated towel rail. Tiled flooring.

**Family Bathroom** - with wood effect double glazed flying mullion windows enjoying views to the side, and across to the beck at the rear, spot lights to ceiling and pair of pendant lights over bath. Low level w/c, hand wash basin inset to floating shelf worktop with splashback tiles, mirror over with integrated lighting and built in Bluetooth speaker. Walk in shower cubicle with regular and monsoon shower head attachments, tiled surround. XL double sized, free-standing bath with tap and shower over. Tiled floor, heated towel rail.

**Bedroom Four** - with wood effect double glazed window to side, spot lights to ceiling, radiator, carpet, multiple power points.







**Approximate total area<sup>(1)</sup>**

1789.5 ft<sup>2</sup>

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**

(1) Excluding balconies and terraces



## OUTSIDE

The property is approached to the front, through five bar gates and on to concrete driveway, providing ample off-road parking for multiple vehicles and flanked by gravelled space for more, which leads to the

**Garage** – with electric thermal roller shutter door, built in alarm, data cabinet, lights and power.

The front garden is laid to lawn with gravelled path leading across the front and through the lawn to the personnel gate. Mature hedging contains the boundaries.

With a plot size totalling 0.4 acre (sts), the initial rear garden is laid to lawn, with a range of mature established flower beds throughout. Raised planters surround the generous paved patio space (approx. 40 sq. m) leading off the snug and kitchen, which is complemented by a further gravelled dining area. With the boundaries contained by wood fencing, and a series of fledgling trees set to add further privacy, the garden is a child and pet friendly secure space. A 10-meter wooden bridge leads from the initial garden, over the eastern beck, and to further lawned space, circled by the two becks which merge to the property's southern side and stunning views of the castle and its grounds. Also boasting multiple external power sockets and hot and cold taps.

The property benefits from dusk to dawn external lighting.

**East Lindsey District Council – Tax band: E**

**ENERGY PERFORMANCE RATING: D**

**Mains water, electricity, drainage. Air Source Heat Pump.**

**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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