



BRITISH
PROPERTY
AWARDS

2024



GOLD WINNER

ESTATE AGENT
IN HORNCastle



Cranberry Cottage

126 Main Road, Hundley, Spilsby, Lincolnshire. PE23 5LZ

BELL





Cranberry Cottage

Hundleby, Spilsby

Cranberry Cottage is a charming Victorian family home, occupying a prominent position, providing extensive family accommodation. Boasting attractive gardens and substantial coach house, the property has been extended over time; now offering four bedrooms, alongside varied reception and dining spaces. South facing, with lawned garden to the side, patio to rear and conservatory enjoying light throughout the day.

The property is located in the conservation area of the highly regarded Lincolnshire village of Hundleby. A wide range of services and amenities can be found in the adjoining market town of Spilsby, with the property also falling within convenient distance of several high performing Grammar schools. The beautiful countryside of the Lincolnshire Wolds, a designated 'Area of Outstanding Natural Beauty' is only a short drive away and there are many miles of unspoilt sandy coastline to be found along the east coast. The Cathedral city and county capital of Lincoln, and the popular inland resort village of Woodhall Spa, are approx. 30 and 16 miles respectively.



ACCOMMODATION

Entrance Hallway – with wood door to front, windows flanking and above, lights to ceiling, arched open doorways throughout, carpet, radiator, multiple power points, wood door to understairs storage space, wood doors to ground floor accommodation including...

Living Room – with wood single glazed wide sash window to front, window to side and patio door with full height windows alongside to the rear, lights to walls and to ceiling, radiator,



carpet, multiple power points, feature fireplace inset to stone surround (currently boarded) with oak overmantle and concealed wooden lintel, wood door to kitchen, wood slatted door to...

Study / Play Room – with wood single glazed sash windows to front and sides, light to wall, carpet, radiator, multiple power points.

Kitchen – with wood single glazed window to rear, lights to ceiling, range of storage units to base and wall levels, sink and drainer inset to wood edge worktop, gas fired boiler to cupboard, bosch oven, microwave, hotpoint four ring hob beneath extractor canopy, tile effect flooring, multiple power points, space and connections for upright fridge-freezer, wood single glazed door to rear.

Rear Lobby – with wood single glazed door to side, window to rear, light to ceiling, tiled floor.

Dining Room – with wood single glazed sash windows to front, lights to ceiling and wall, radiators, wood flooring, arched surround to alcove display shelving and built in storage, multiple power points, wood windowed door to...

Conservatory – with wood single glazed windows to sides and front, patio door to side; wood single glazed roof with further sheeting, tiled flooring, multiple power points, lights to ceiling.

Bedroom – with wood single glazed window and circular bay window to side, lights to ceiling, carpet, multiple power points, radiator.

Utility – with wood single glazed window to side, light to ceiling, storage units to base and wall levels, multiple power points, space and connections for washing machine and dryer, wood effect flooring.

Shower Room – with wood single glazed window to rear, light to ceiling, low level wc, pedestal sink, corner shower confirm with tiled surround, wood effect flooring.

Up carpeted stairs with spindle and balustrade to ...

First Floor Gallery Landing – with arched single glazed wood window to rear, lights to ceiling, carpet, multiple power points, wood single glazed sash window to front, wood doors to bedrooms and bathroom.





Master Bedroom - with wood single glazed window to front, light to ceiling, built in storage cupboard and alcove display shelf, radiator, carpet, multiple power points, open archway to...

Dressing Room - wood single glazed window to front, light to ceiling, built in pair of wardrobe and cupboard storage spaces, carpet, multiple power points, wood door to...

En Suite Bathroom - wood single glazed sash window to side, window to rear, light to ceiling, low level wc, pedestal sink, panel bath inset to tiled surround, radiator, carpet.

Bedroom - with wood single glazed sash window to front, lights to ceiling, feature fireplace, carpet, radiator, multiple power points, wood doors to storage space, cupboard housing hand wash basin and open arched doorway to ...

Dressing Room - with wood single glazed sash window to front. Light to ceiling, wood doors to built in storage space, carpet, multiple power points.

Bedroom - with wood single glazed windows to side and rear, light to ceiling, carpet, feature fireplace, radiator, multiple power points.

Bathroom - with wood single glazed windows to rear, light to ceiling, low level wc, pedestal sink, panel bath with tiled surround, radiator, carpet.

OUTSIDE

The property is approached to the front, through open gateway and up gravelled driveway, splitting to run to the front parking and turnaround space, and continuing off towards the substantial coach house outbuilding, providing two garages, garden store, covered store and fuel store. The front space is contained by evergreen hedging, with an attractive range of mature established flower beds throughout, and a substantial beech tree (regularly and expertly maintained).

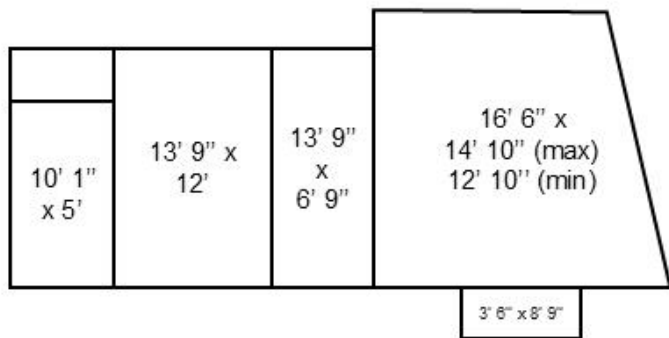
To the side extends a lawned garden, with a range of mature established shrubs, creating a private green space. This leads through to the rear brick paved patio, with further flowers and shrubs, alongside an outhouse and store. Further outside space leads around the rear corner, with access to another store; and gate out to the side.







COACH HOUSE OUTBUILDING (NOT TO SCALE)



Approximate total area⁽¹⁾

2696.47 ft²
250.51 m²

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2696.47 ft²
250.51 m²

(1) Excluding balconies and terraces



While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

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East Lindsey District Council – Tax band: G

ENERGY PERFORMANCE RATING: TBC: 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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