



**BRITISH  
PROPERTY  
AWARDS**  
2024

**GOLD WINNER**

ESTATE AGENT  
IN HORNCASTLE



**The Stables**  
Edlington, Horncastle, Lincolnshire. LN9 5RJ









## The Stables, Edlington Horncastle

The Stables is a beautiful six-bedroom family home, comprising former stables with considerable modern additions and extensions. Set to a 1.83 acre plot; the property enjoys an excellent position with views to the rear across the gently sloping lawn, and to the gently rolling hills of classic mid-Lincolnshire farmland beyond.

Centred around a most generous living room space with brick fireplace, the ground floor accommodation continues with dining kitchen, with utility/pantry; a versatile office or snug space; garden room; master bedroom with large en suite bath and shower room; family bathroom and further bedrooms. The principle first floor lays out an excellent open gallery living room; with two bedrooms and two stores. To the southern end of the property is a self-contained one bedroom annex, currently used as a successful bed and breakfast with first floor bedroom; ground floor shower room and snug.

The grounds are divided between the formal lawn, sloping down from the rear patio terrace, and a meadowed space to the East. There is considerable driveway parking, and a triple garage.

The property benefits from south-facing photovoltaic panels, another addition of recent years.







## ACCOMMODATION

Entered to the front, beneath timber storm porch with brick column support, through composite double glazed obscure door to **Entrance Hallway**, of a generous size with open doorway to the principal hall and wood door to a bedroom. With window to the front and loft access hatch, the **Bedroom** provides a shallow bank of built of wardrobing.

The principal **Hallway** circles around the living room, with open tread oak staircase at the west end. With French doors set to the rear as the hallway widens to provide a Reception Space looking out across the patio and view beyond; the hallway is furnished with open square style shelving.

To the centre is laid out a generously sized Living Room, with quartet of French doors to the rear and wide windows alongside, enjoying the rural southerly views. The living room includes a beautiful brick fireplace, with oak mantle, and large log burning stove on raised platform.

Doors lead out to the hallway to the sides, with glazed double doors leading to the **Dining Kitchen**. With windows to the side, the kitchen is set with exposed brick walls and columns, timbers to ceiling. Laid out with a series of modern kitchen units; a double ceramic butlers sink inset to square edge wood worktop. With AGA cooker, integrated dishwasher and full height double fridge and freezer. Wood door leads to the **Pantry / Utility** with further modern storage units and space and connections for washing machine and dryer. A further wood door leads to the **Side Entranceway**, with access to the boiler cupboard and boot room. Wood single glazed door from the kitchen enters the Garden Room, with pitched uPVC double glazed roof, windows to sides and rear and French doors to patio.

The principal hallway also leads; through open doorway, to an excellent **Office** space, with further loft access - a particularly versatile area with potential for playroom or reception / dining space.

To the front is a further double Bedroom, with wood door to **Shower Room**; the **Family Bathroom** sits behind to the north-west corner with bath and shower cubicle.







To the west side of the property is the large **Master Bedroom**, with French doors to the patio at the rear. Wood double doors lead to a series of wardrobe spaces; with exposed brick wall set with log burning stove, and open archway to the **En-Suite Bathroom**. With free standing bath on ball and claw feet to the centre, a large low threshold shower cubicle is to one side; and wood panelling to half height throughout.

The **First Floor** begins with a large **Living Room** space, and gallery surround; with wood doors to storage space, cupboard housing water cylinder and wood door to two more **Double Bedrooms** both with storage spaces.

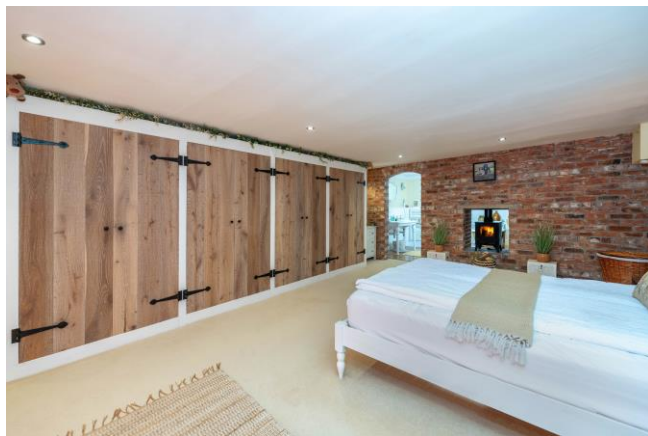
Returning to the **Ground Floor**, wood double doors from the garden room continue to a Snug, and then on to the **Rear Entrance Way** - these spaces beginning the annex / holiday accommodation (subject to the necessary consents). On the ground floor is a **Shower Room**; with the **First Floor** providing a large Bedroom enjoying windows to the side and rear looking across the rolling arable farmland beyond.

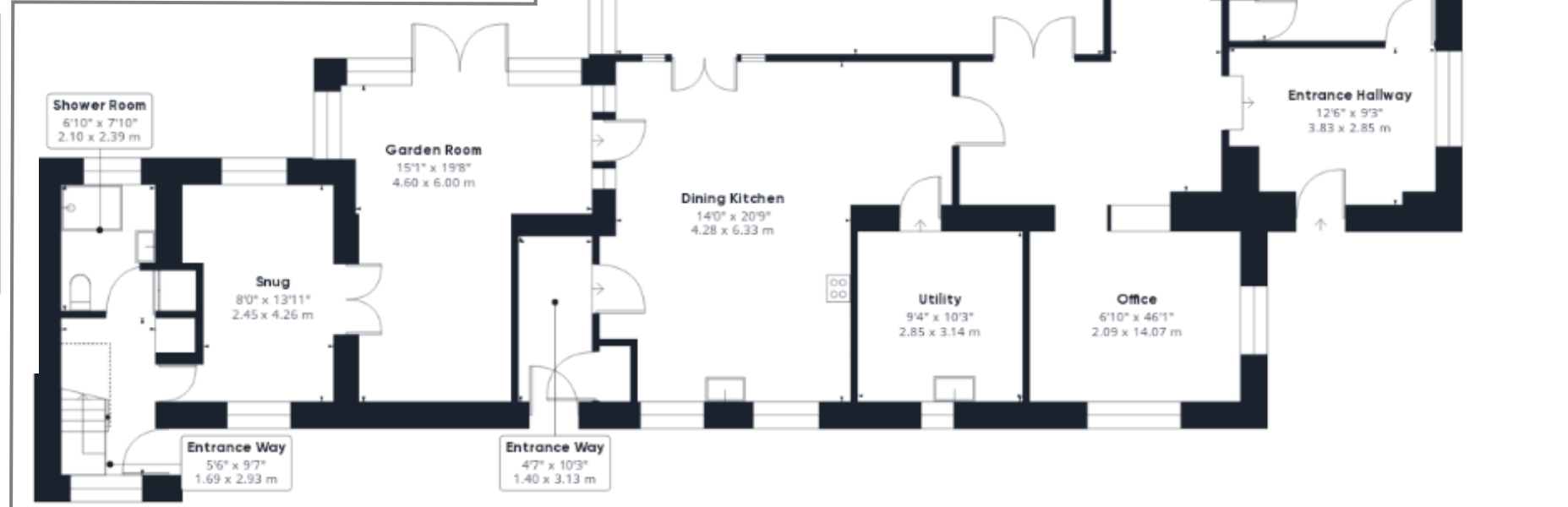
## OUTSIDE

The property is approached to the front via a gravel driveway, which continues down the length of the property and opens out to a large parking space and brick and tile **Triple Garage**.

The formal garden is laid to lawn with a range of established trees throughout; post and rail fencing to the sides and rear and gate continuing through to a further meadow garden.

Leading off the rear of the property, looking south and west across the neighbouring arable farmland and rolling hill line to the distance, is a two-level paved patio. With modern pergola style cover to the space leading off the hallway, this space offers potential for hosting, boasting a purpose built covered BBQ area, with direct access from the living room, garden room and hall.











## LOCATION

The sought after village of Edlington is situated only approx. 3 miles from the historic and well serviced market town of Horncastle, with its excellent range of local primary, secondary and Grammar schools, twice weekly markets. The county capital and Cathedral city of Lincoln is approx. 17 miles away, with rail connection to London.



East Lindsey District Council – Tax band: G

ENERGY PERFORMANCE RATING: C

Mains water, electricity. Oil fired heating. Private drainage

**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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