



BRITISH  
PROPERTY  
AWARDS

2024



GOLD WINNER

ESTATE AGENT  
IN HORNCastle



## Gypsy House

Main Street, Kirkby on Bain, Woodhall Spa. LN10 6YT

**BELL**

## Gypsy House, Main Street, Kirkby on Bain



Gypsy House is a beautiful 19th Century four-bedroom family home, offering versatile South-facing accommodation within the popular village of Kirkby on Bain. Providing modern living, with well-appointed kitchen and bathroom; the flexibility and variety of reception spaces will work to suit a range of requirements – including potential for multigenerational living with a ground floor bedroom, dressing room / office / snug and en suite.

The principal accommodation comprises living room and dining room to the front; garden room, kitchen and boot room to the rear; with three bedrooms including master with en suite, and family bathroom to the first floor. The property retains character features and benefits from a spacious feel with high ceilings throughout.

Complete with large brick and tile outbuilding, with planning having previously been granted (now lapsed) for incorporation of this space to the main house, there is ample parking available on the gravelled drive. Enjoying lawned garden spaces and paved patio, Gypsy House provides the flexibility inside and out.



### ACCOMMODATION

**Hallway**, having composite double glazed obscure front entrance door with tiled floor, carpeted staircase to first floor, wood windowed doors to dining room and to:



**Living Room** having uPVC double glazed windows to front and side aspects; log burning stove on tiled stand beneath oak mantle, carpeted floor, radiator, TV point, ornate cornices and ceiling rose with ceiling light and power points.

**Dining Room** having uPVC double glazed window to front aspect; oak flooring, Victorian fireplace with tiled detailing and oak surround, built in alcove storage space, radiator, ceiling rose with light and power points. Open doorway to:

**Kitchen** having uPVC double glazed window to rear aspect; an excellent range of modern units to base levels, glazed units to wall, 1 ½ bowl sink and drainer inset to square edge oak worktop, integrated fridge/freezer, dishwasher, double oven and four ring gas hob. Oak flooring, built in under stairs/pantry storage, ceiling lights and power points. Wood windowed door to utility/boot room and open doorway to:

**Garden Room** having uPVC double glazed patio door and full height windows to rear aspect; wood flooring, decorative cornices, radiator, ceiling light and power points.

**Utility / Boot Room** with composite double glazed obscure door and uPVC double glazed window to front aspect; storage units including space and connections for washing machine and fridge-freezer, tiled floor, ceiling light and power points. Door to:

**Bedroom / Office / Snug** with uPVC double glazed window to front aspect; carpeted floor, radiator, ceiling light and power points. Door to:

**Bedroom / Dressing Room / Office** with uPVC double glazed window to front aspect; carpeted floor, radiator, ceiling light, loft access hatch and power points. Door to:

**En-suite Shower Room** having uPVC double glazed obscure window to side aspect; shower cubicle with tiled surround, electric shower fitting, pedestal wash hand basin and low level WC. Wood flooring, heated towel rail and ceiling light.

**First Floor Landing** with large built in airing cupboard/store, carpeted floor, decorative cornices and ceiling light. Doors to first floor accommodation.





**Master Bedroom** having uPVC double glazed window to front aspect; carpeted floor, radiator, ceiling light and power points. Door to:

**En-Suite Shower Room** having walk in shower cubicle with electric shower fitting, wash hand basin inset to vanity unit and low level WC. Tiled flooring, heated towel rail and ceiling spotlights.

**Family Bathroom** having uPVC double glazed obscure window to rear aspect; free standing bath on ball and claw feet, shower cubicle with tiled surround, monsoon head over, pedestal wash hand basin and low level WC. Tile effect flooring, radiator with heated towel rail attachment, decorative cornices, shaver socket and ceiling light.

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

**Bedroom** with uPVC double glazed window to front aspect; Victorian fireplace, carpeted floor, radiator, ceiling light and power points.

## OUTSIDE

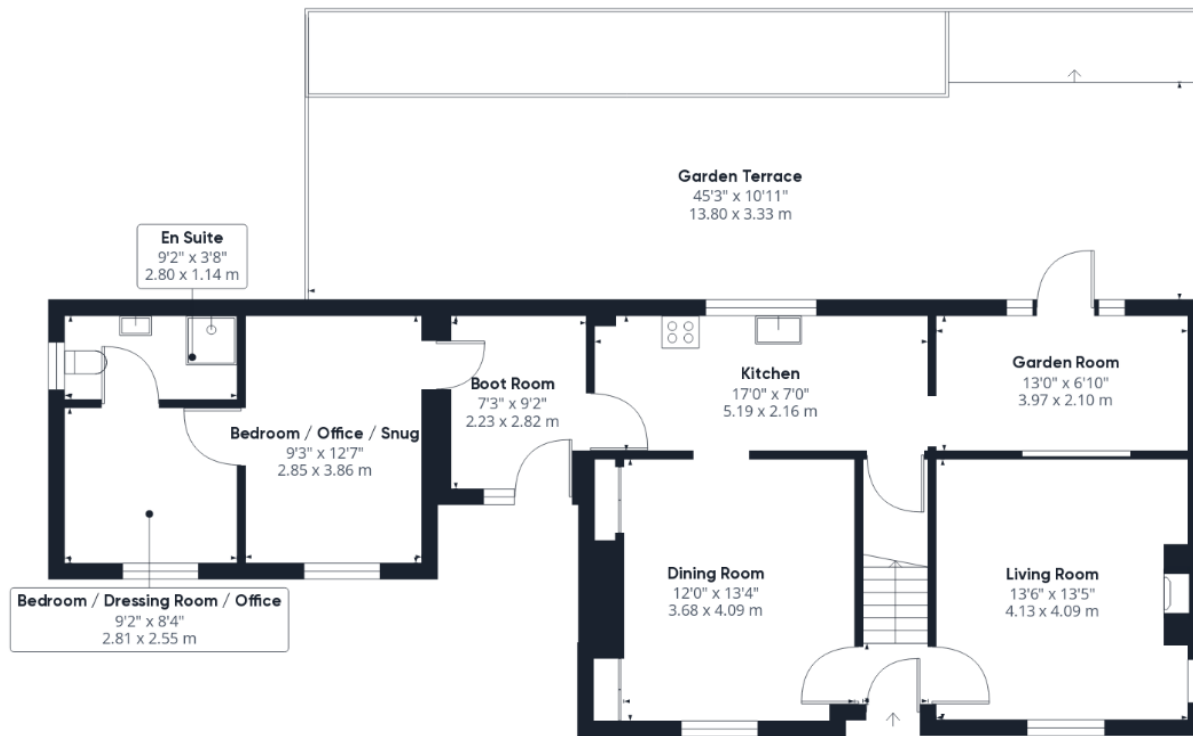
The property is approached to the side, through vehicular gates between brick columns and up gravel driveway, providing ample parking and turnaround space for multiple vehicles and access to the **Brick and Tile Outbuilding**, with wood doors to trio of store spaces, and further doors to workshop and ancillary store, with UPVC double glazed window to front, light and power throughout.

The front of the property is set to lawn; with low level brick wall containment to the paved patio seating, with path leading through a personnel gate to the side lawn; fenced with established plants including apple trees.

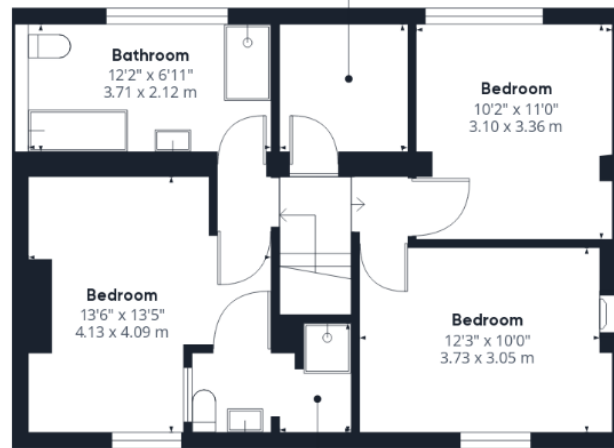
With the property and gardens facing south, thus enjoying the sun throughout the day, the boundaries are contained by mixed hedging and fencing to ensure a private, secure space ideal for children and pets. The rear space is laid to timber decking, with raised plant boxes housing a range of vegetables; and an artificial lawn alongside.







**Airing Cupboard & Store**  
6'4" x 6'11"  
1.94 x 2.11 m



East Lindsey District Council – Tax band: E

ENERGY PERFORMANCE RATING: tbc

**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  
Old Bank Chambers, Horncastle. LN9 5HY.

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