



BRITISH
PROPERTY
AWARDS

2024

★ ★ ★ ★ ★

GOLD WINNER

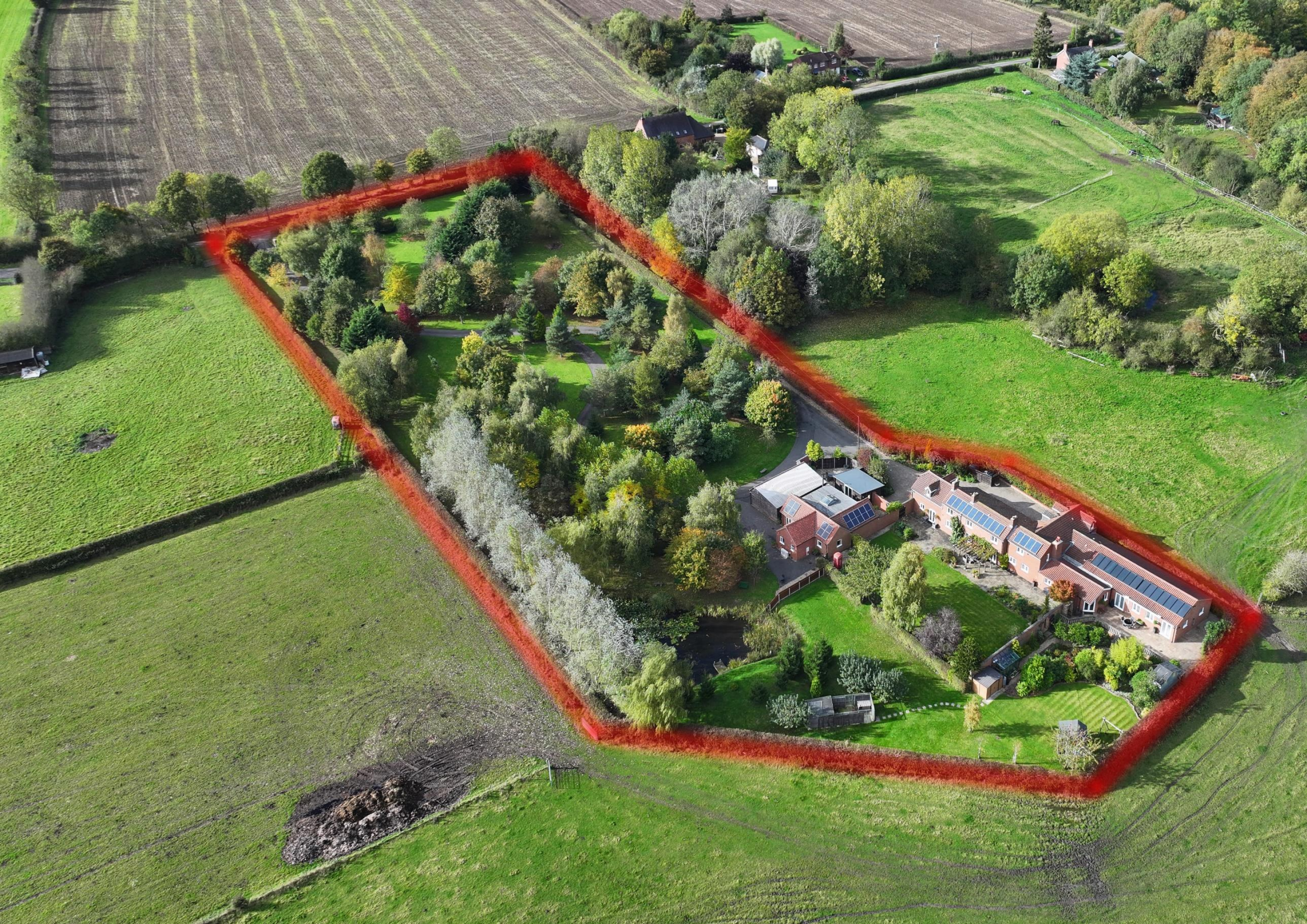
ESTATE AGENT
IN HORNCASTLE



The Horse Close & Mole's Cottage

Chapel Lane, Minting, Horncastle, Lincolnshire. LN9 5RX

BELL





The Horse Close & Mole's Cottage

The Horse Close and Mole's Cottage offer a unique opportunity to purchase a lifestyle. Approaching the property from the road the beautifully maturing ground set with specimen trees including oak, walnut, golden sycamore and black poplar screen the property from the road where the electrically operated gates provide a clue as to what may lie beyond. The sweeping tarmac driveway leads onwards round a loop to reveal the property.

The Horse Close is a beautifully presented four bedroom detached house, originally farm cottages, that has been extended by the current owners and now offers a fantastic family home with indoor swimming pool and sauna set in over 3 acres of grounds.

In addition, the former stable block has been sympathetically converted into an award winning two bedroom self-catering accommodation with hot tub.

The property has been designed and built with sustainability in mind, with solar panels heating the pool and extensive photovoltaic panels providing electricity to power the luxury lifestyle. There is superfast direct to home broadband on site.



ACCOMMODATION

Porch having solid wood main entrance door, stained leaded glass window to the side aspect, solid door with further stained leaded glass window by Steven Hunter alongside to:

Hallway having marble tiled flooring, radiators and multiple power points. Doors to sitting room, kitchen and to:

Boot Room with marble flooring, radiator.

Utility Room with uPVC double glazed windows to the rear aspect; a good range of base units, stainless steel sink and drainer inset to roll edge worktop, space and connection for washing machine and tumble dryer, radiator and vinyl flooring. Door to:

Boiler Room housing floor standing Trianco oil fired central heating boiler, pressurised hot water cylinder and water softener.



Breakfast Kitchen having uPVC double glazed windows to the side aspect; solid oak handmade Gresham kitchen (made from a Lincolnshire tree struck by lightning), Corian sinks and worktops, sink and drainer inset to one wall unit and additional sink inset to central island unit. Built in dishwasher, two built in fridges, brick arch framing the Britannia range style stove with gas hobs, electric ovens with extractors over. Radiators, under cabinet lighting, marble wall tiling, vinyl flooring, inset ceiling spotlights and multiple power points.

Cloakroom comprising low level WC, pedestal wash hand basin, radiator and marble floor tiles. Internal window to dining family room.

Lobby having uPVC double glazed window and door to the dining family room, radiator and marble flooring. Door to:

Swimming Pool having uPVC double glazed windows to the rear and side aspects; thermally controlled environment with thermal solar panels providing heat to the pool with surplus passing to the house. External oil-fired boiler providing additional heat for the pool. Vaulted ceiling with exposed timber beams, inset ceiling spotlights. Pool size 11metres x 5metres, depth 1.4metres. York stone surround, two sets of uPVC double glazed French doors to the rear aspect, double doors to the dining/family room and doors to:

Changing Room 1 with marble tiles, non-slip flooring, WC, basin and shower. Door to the plant room.

Changing Room 2 with marble tiles, non-slip flooring, radiator and shower.

Dining Family Room having uPVC double glazed windows to both rear and side aspects, York stone floor continuing from the pool area, stone fireplace with wood burning stove, exposed ceiling beam. wall and ceiling lighting, TV point, telephone point and multiple power points. Pair of French doors to the side aspect leading onto the terrace.

Sitting Room having uPVC double glazed windows to both the front and rear aspects with French doors to the rear aspect; brick fireplace with raised stone hearth set with LPG gas stove, timber mantel over. Exposed timber ceiling beams, stone window sills, three radiators, wall lighting, TV point, telephone point and multiple power points. Spindle and balustrade staircase to the first floor, door to:

Side Lobby having wooden solid door to the side aspect and uPVC double glazed window to the front aspect; radiator, original stove and door to:

Cloakroom comprising low level WC, wall mounted corner basin and extractor fan.





Home Office having uPVC double glazed window to the rear aspect; inset ceiling spotlights, telephone point and multiple power points. Exposed ceiling beam.

Games Room having uPVC double glazed windows to both the front and rear aspects; Amtico flooring, inset ceiling spotlights and French window opening onto patio.

First Floor

Gallery Landing with spindle and balustrade gallery, door to linen cupboard. Lacquered solid wooden flooring throughout the first floor.

Bedroom having a triple aspect; sloping ceilings in part, two radiators, TV point and multiple power points.

Bathroom with uPVC double glazed window to the rear aspect; shower cubicle with mermaid boarding, bath on plinth, pedestal wash hand basin and low level WC. Vinyl flooring, part tongue and groove wall cladding, heated towel radiator, inset ceiling spotlights, shaver point, extractor fan and access to loft space.

Office/Playroom with uPVC double glazed window to the side aspect; sloping ceiling, radiator, TV point and multiple power points.

Bedroom with uPVC double glazed window to the rear aspect; radiator, TV point and multiple power points and exposed beam.

Bedroom with uPVC double glazed window to the rear aspect; radiator, TV point, multiple power points and access to loft space and exposed beam.

Master Suite comprising:

Dressing Room having built in wardrobes to one wall with secret doors to the en suite bathroom, further built in wardrobes and vanity area, sloping ceilings, radiator, inset ceiling spotlights and multiple power points

Bathroom with uPVC double glazed windows to both the rear and side aspects; comprising Jacuzzi bath on plinth, bidet, low level WC, pedestal wash hand basin, shower cubicle. Two radiators, full wall tiling, carpeted floor and extractor fan.

Bedroom having a triple aspect; vaulted ceiling, two radiators and exposed beams.



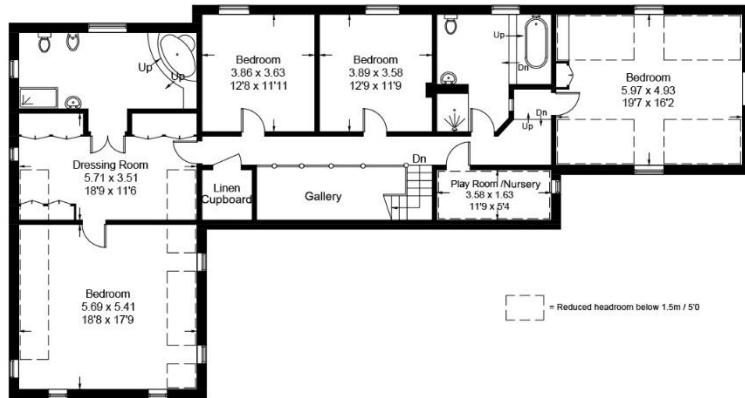
The Horse Close & Mole's Cottage

Approximate Gross Internal Area = 508.2 sq m / 5470 sq ft
(Excluding Void)

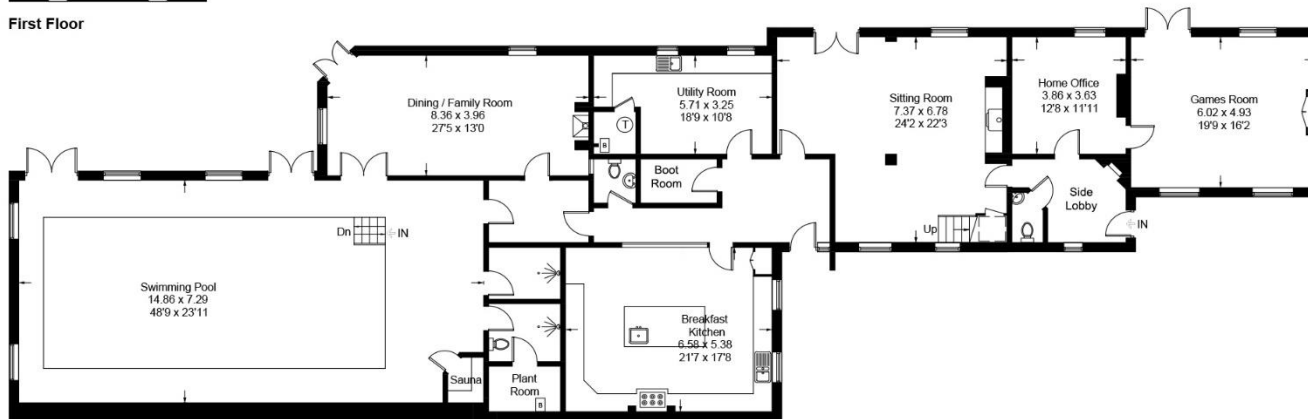
Mole's Cottage = 97.2 sq m / 1046 sq ft

Double Garage / Spa Facilities / Storage = 62.3 sq m / 670 sq ft

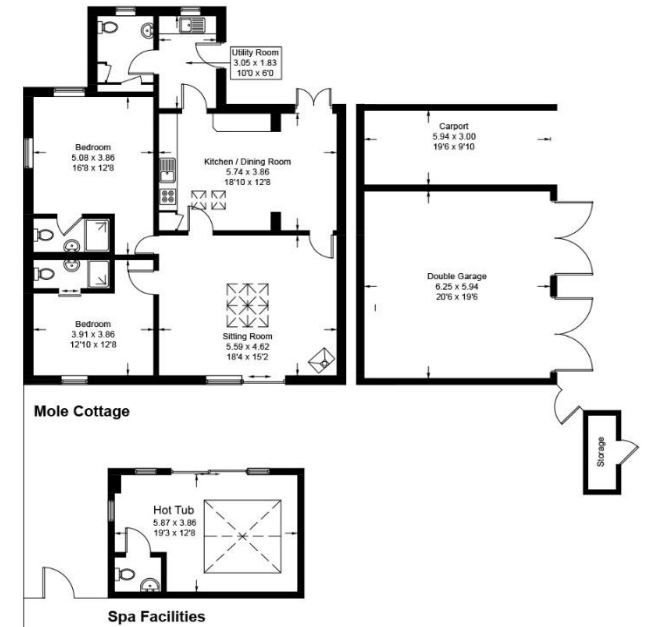
Total = 667.7 sq m / 7186 sq ft



First Floor



Ground Floor



Mole Cottage

Spa Facilities

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



MOLE'S COTTAGE

Has underfloor heating throughout and is entered via a solid wooden door to:

Utility Room with stainless steel sink and drainer, space and connection for washing machine and tumble dryer, stick'n'click flooring.

Cloakroom comprising low level WC and wash hand basin

Dining Kitchen with a good range of base and wall units, stainless steel sink and drainer inset to square edge worktop with matching upstands, space and connection dishwasher, built in electric hob and oven, two roof lights. uPVC double glazed French doors to the rear aspect

Bedroom 1 with uPVC double glazed windows to the rear and side aspects; TV point and multiple power points.

En Suite comprising shower cubicle, low level WC and basin inset over storage unit.

Bedroom 2 with uPVC double glazed window to the front and side aspects; TV point and multiple power points.

En Suite comprising shower cubicle, low level WC and basin inset over storage unit.

Sitting Room having sliding patio doors to the front aspect, roof lantern light, wood burning stove, TV point and multiple power points.

OUTSIDE

The property is approached from the road via a pair of electric gates over a tarmac driveway in a loop passing the oak Triple Garage comprising two bays with oak double doors and a further open bay, power and light connected. A block paved driveway leads to The Horse Close and a tarmac driveway leads to Mole's Cottage.

Mole's Cottage

The patio doors lead out to the walled courtyard area providing external seating with lighting and power points. A timber outbuilding houses a hot tub and includes cloakroom facilities.

The Horse Close

To the south side of the property is a raised patio area of York stone with balustrade. Above is an awning with wind limit withdrawal, barbeque area, outside lighting and power points. Steps lead down to a lawn area with tree house (log store below). Further into the garden are a range of outbuildings including greenhouse, metal store and playhouse. Feature planting includes corkscrew birch, and fruit trees.

A wall divides the garden with a gateway to a more formal walled garden framed with a hawthorn hedge, having a seating area with pergola over covered in a grape vine with a fig tree flourishing on the south facing wall. There are outside taps, power points and car charging point.

There is a stone "snail" with central seat and ride on mower shed. A public footpath runs across the garden and has been tree lined by the vendors for clarity and privacy.

ENERGY PERFORMANCE RATING: D

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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Brochure revised; external photographs 17.10.24

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