



BRITISH  
PROPERTY  
AWARDS

2024

★★★★★

GOLD WINNER

ESTATE AGENT  
IN HORNCASTLE



**Timberland View**

Main Road, Hagworthingham, Spilsby, Lincolnshire. PE23 4LT

**BELL**





INTERNAL PHOTOGRAPHS SHOW NEIGHBOURING PLOT WOODLAND VIEW

## Timberland View

### New Build

Robert Bell & Company are delighted to offer for sale this high-quality new-build property, excellently appointed with fully glazed two storey gable end wall with glass Juliet balcony to the master bedroom. To further capitalise on the excellent position, overlooking woodland to the South, the property boasts a first floor terrace and large ground floor patio which give a wonderful sense of being up in the treetop canopy.

This large, bespoke four bedroom family home has been built to an exacting standard on a small development of only three dwellings in the sought after village of Hagworthingham. The property will benefit from excellent energy-efficient credentials, including Air Source Heating & 4kw solar panels.

Accommodation will include a large open-plan dining kitchen to living room, stepping out on to the patio and with an excellently appointed kitchen, including integrated units, kitchen island and dining area. The ground floor also includes a separate lounge, utility, plant room and cloakroom; with internal access to the double garage. There is a further single garage to the front.

The first floor provides four bedrooms, two with en suite bathrooms – including master with excellent outlook to the rear, en suite and dressing room. A large family bath & shower room serves the remaining two bedrooms.

This unique setting and design must be viewed to be appreciated.



INTERNAL PHOTOGRAPHS BELOW SHOW NEIGHBOURING PLOT WOODLAND VIEW



## LOCATION

Hagworthingham is a charming and sought after village located on the southern edge of the Lincolnshire Wolds, a designated 'Area of Outstanding Natural Beauty,' famed for its gently rolling countryside and providing cycling, walking and riding routes in the nearby countryside.

The village boasts a vibrant and recently improved local pub and is only approx. 5 miles from the market town of Horncastle, with its many local amenities including shops, restaurants and schools such as the high performing Queen Elizabeth's Grammar School.

Local attractions include the Cathedral city of Lincoln with its medieval castle and historic cathedral quarter (approx. 28 miles west), the bustling seaside resort of Skegness and many miles of un-spoilt sandy coastline (approx. 15 miles east) and the charming inland spa resort of Woodhall Spa to be found to the east and the vibrant Edwardian Spa (approx. 12 miles). A regular bus services runs from Skegness, to Spilsby, (via Hagworthingham), Horncastle, Wragby and to Lincoln.

## ALLOWANCES

Subject to confirmation: Kitchen allowance of £25,000, to be discussed with the developer; a flooring allowance, to be confirmed at the stage of negotiation.

## OUTSIDE

The property will be approached to the front up gravelled driveway, providing ample off road parking for multiple vehicles and leading to the **Double Garage**, with up and over doors, lights and power; and the **Single Garage** with double doors, light and power.

The front garden is set to be laid to lawn with fledgling trees, a hedged boundary to the front, wall to one side and timber fencing to the other. A paved path will lead to the front door and continue around the sides, ensuring a child and pet friendly secure space to the rear...

The rear garden is to be laid to a gabion-supported lawn, open to the rear with views across the mature woodland, home to a variety of trees and flowers. Hedged to one side and fenced to the other, this space is looking upon by the large paved terrace which stands raised to the back – entered from the lounge, living room and dining kitchen. The rear faces South, enjoying views through the trees to the arable farmland beyond. To the side stands a useful storage space.

## ENERGY PERFORMANCE RATING: A

**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

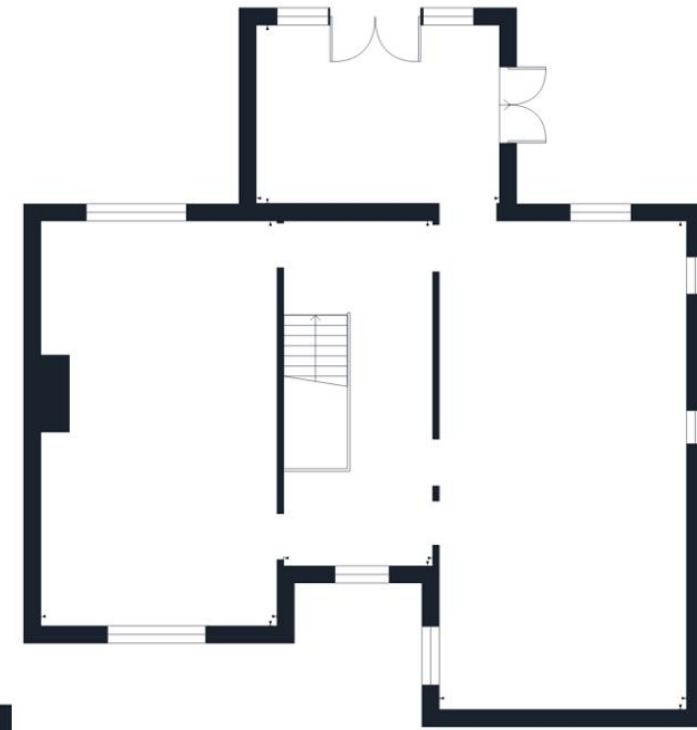
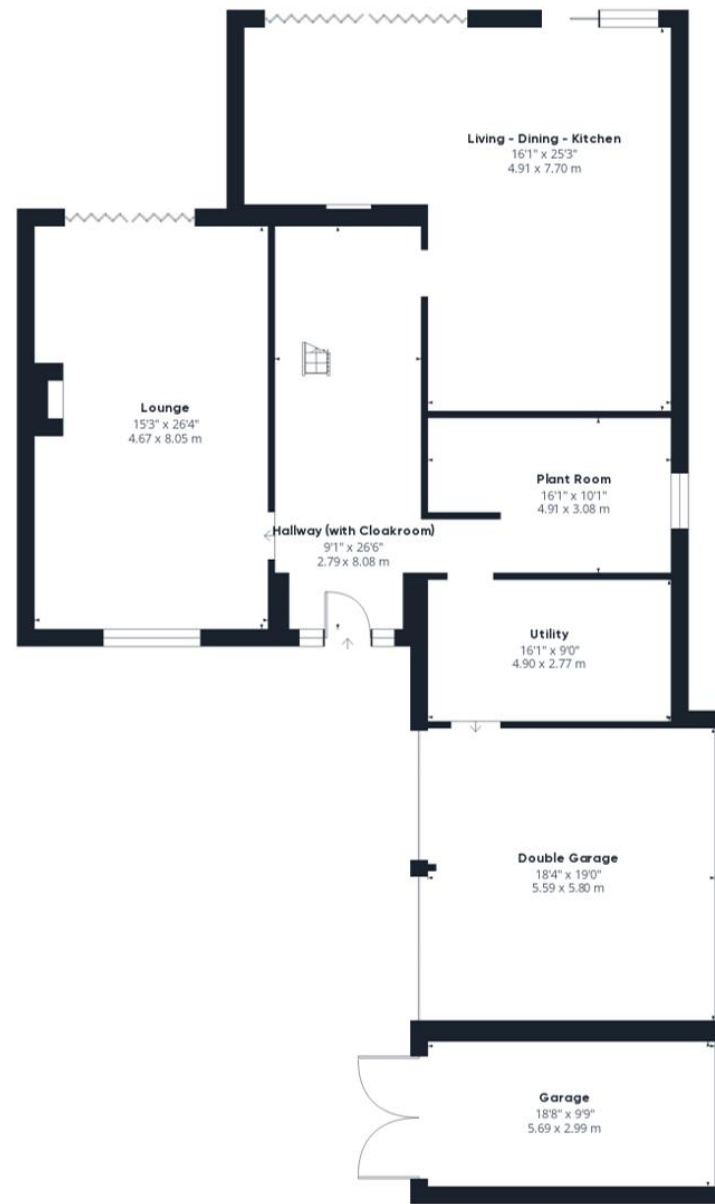
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*Brochure prepared 28.10.24*





**First Floor Layout incomplete at time of floorplan creation. (Cloakroom in ground floor hallway also to be established)**

#### DISCLAIMER

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:

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