



BRITISH
PROPERTY
AWARDS

2024



GOLD WINNER

ESTATE AGENT
IN HORNCastle



Mill Hill Cottage
Back Lane, Little Steeping, Spilsby. PE23 5BL

BELL



Mill Hill Cottage

Little Steeping

Mill Hill Cottage is a beautiful, two-bedroom cottage in a no-through road position in the rural village of Little Steeping. Grade II* listed, the property is a characterful mid 18th Century mud and stud home, with thatched roof (and 19th Century alterations). Described by the National Heritage list as “a remarkably well-preserved example of once very common local mud and stud cottages”, such “vernacular buildings are now very rare in Lindsey, especially in this unaltered form.” Consequently, the cottage represents a rare opportunity to inhabit a quintessential embodiment of 1700s Lincolnshire living.

The property provides twin reception spaces, occupying much of the ground floor, with kitchen, utility space and bathroom to the rear (and an externally-accessed store); two bedrooms – separately accessed – to the first floor. There are well-stocked flower beds, and lawned spaces and off road parking.

ACCOMMODATION

The property is entered to the front, through a wood door to a front **Hallway** space, with doors leading to the pair of dual-aspect reception spaces.

To the north side is the **Living/Dining Room** with fireplace and stove, plus further storage/warming space to the recess behind a storage cupboard. With tiled floor and wood door containing the staircase access to the **North Bedroom**, the living/dining room steps through to the **Kitchen**, with a built in storage unit, worktop space and electric oven and hob. This compact work space is



complemented by a further side unit in the living/dining room, and leads through to the:

Utility with ceramic butlers sink, under counter space and connections for washing machine and tiled flooring

To the southern end of the property is the **Lounge** with windows looking across the front and side garden spaces; fireplace, tiled flooring and wood door to storage space, another to the **Bathroom** with low-level W/C, pedestal sink and bath. A narrow staircase leads from the hallway to the **South Bedroom**.

The property boasts a wealth of period features throughout, including wooden sash windows, fireplaces, tiled flooring and exposed woodwork & ceiling beams.

LOCATION

Little Steeping is a small rural village about three miles south east of the market town of Spilsby, which offers a good range of local shopping, education and leisure facilities. There is a nearby primary school at Great Steeping, whilst the property will also be in the catchment area for the highly regarded Skegness Grammar School.

CONSIDERATIONS

Prospective purchasers ought to be aware of the scheme of ongoing maintenance required as custodians of such a property, and should note the access to one of the bedrooms is via a particularly narrow staircase.

East Lindsey District Council – Tax band: B

ENERGY PERFORMANCE RATING: NA

Mains electric and water are connected, with drainage to a private system.

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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Approximate total area⁽¹⁾

909.86 ft²
84.53 m²

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

(1) Excluding balconies and terraces

Reduced headroom

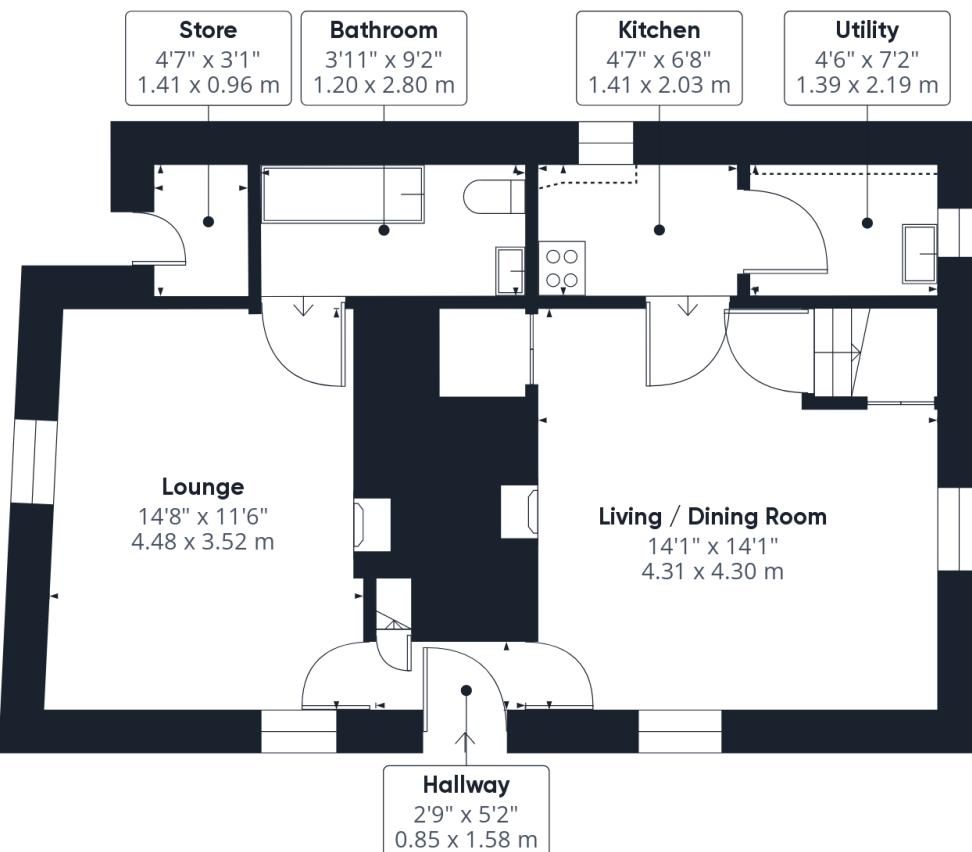
205.02 ft²
19.05 m²

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Reduced headroom

..... Below 5 ft/1.5 m



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