



Anvil House
Lowthorpe, Southrey, Lincoln. LN3 5TD





Anvil House

Southrey

Anvil House is a substantial four-bedroom family home, complemented with a range of outbuildings and considerable grounds of approx. 1.3 acres (sts) in an attractive village position. Built by the current vendors inside the last 15 years, the property boasts spacious, versatile accommodation; garaging, workshop space and a static caravan with services available.

With front and rear gardens laid to lawn, the property enjoys a long driveway snaking down towards the rear paddock which extends back to the Engine Drain, which runs parallel to the River Witham.

ACCOMMODATION

Hallway with uPVC double glazed obscure entrance door with coloured and leaded glass, wood effect floor, carpeted staircase to first floor, radiator and ceiling light. Doors to accommodation including:

Breakfast Kitchen having uPVC double glazed window to front aspect; a good range of storage units to base and wall levels including glazed shelving units, sink and drainer set to roll edge worktop with space and connections for upright fridge-freezer, Indesit oven and hob beneath extractor canopy. Wood effect flooring, radiator, ceiling lights and power points.

Utility having uPVC double glazed window to side aspect; tile-topped storage unit with pace and connections for washing machine, tiled floor, floor standing oil fired central heating boiler and power points. Pedestal wash hand basin, low level WC, radiator and ceiling light.





Lounge having uPVC double glazed windows to front and side, French doors to side aspect; carpeted floor, radiators, ceiling and wall lights and power points.

Living / Dining Room having uPVC double glazed windows to front and rear aspect; wood fireplace surround with tiled hearth and electric fire inset, carpeted floor, radiators and power points.

First Floor

Gallery Landing with uPVC double glazed window to front aspect; carpeted floor, radiator, loft access hatch and ceiling light. Doors to first floor accommodation.

Master Bedroom having uPVC double glazed windows to front and side aspects; carpeted floor, radiators, ceiling lights and power points. Wood windowed doors to:

En-Suite comprising corner shower cubicle with Triton electric shower over, wash hand basin set to storage unit and low level WC. Tiles to walls, radiator and floor and ceiling light.

Bedroom 4 (currently dressing room) with uPVC double glazed window to front aspect; carpeted floor, radiator, ceiling light and power points.

Bedroom 2 with uPVC double glazed windows to rear aspect; carpeted floor, radiator, ceiling light and power points.

Bedroom 3 (currently office) with uPVC double glazed window to rear aspect; carpeted floor, radiator, ceiling light and power points.

Family Bathroom having uPVC double glazed obscure window to side aspect; panel bath, pedestal wash hand basin and low level WC. Tiles to walls and floor, radiator and ceiling light.

OUTSIDE

The property is approached to the front through five bar double vehicle gates and via the considerable gravel driveway, which continues down the side of the property providing a wealth of parking space. The front is set with





a turnaround space and lawned area, contained by mixed hedging.

Situated behind the property is an initial rear garden, laid to lawn with established trees and a paved patio space. Set with evergreen shrubs and hedging to the rear and post and rail fence containment, this provides a secure, child friendly formal garden. Standing behind this space is the **Static Caravan** with power, drainage and water connections available, standing before the a **Garage and Workshop** outbuilding space.

Extending out to the rear is the large grassed paddock, contained by hedging and running down to the Engine Drain. Providing a versatile space, with vehicle access possible, this area is currently contained by fencing from the remainder of the property, and is home to a block and sheet outbuilding and a timber framed **Workshop/Store**

West Lindsey District Council – Tax band: D

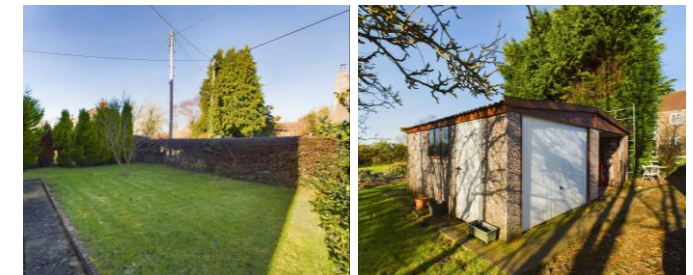
ENERGY PERFORMANCE RATING: tbc

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.

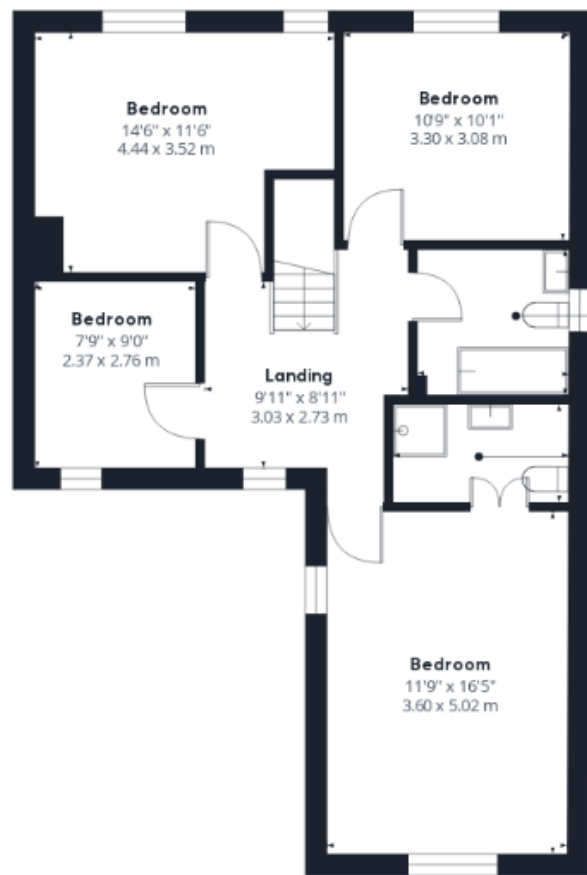
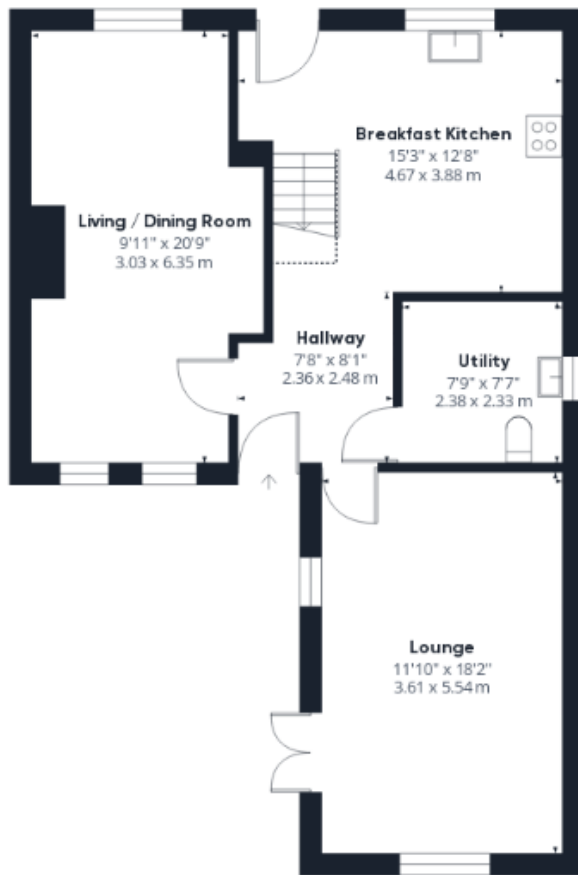
VIEWING: By arrangement with the agent's Horncastle Office

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Brochure prepared 23.1.2025







Approximate total area⁽¹⁾

2675.05 ft²

248.52 m²

Reduced headroom

14.72 ft²

1.37 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

DISCLAIMER

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