



BRITISH
PROPERTY
AWARDS

2024

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GOLD WINNER

ESTATE AGENT
IN HORNCASTLE



Bay Tree Cottage
7 Low Toynton Road, Horncastle. LN9 5LL

BELL

BELL

01507 522222
robert-bell.org

FOR SALE



7 Low Toynton Road Horncastle

Bay Tree Cottage is a spacious four-bedroom family home, providing sun-kissed family accommodation alongside generous gardens and ample off-road parking for multiple vehicles. Boasting a dual aspect lounge and conservatory to the front, the property also enjoys open-plan living, dining and kitchen spaces plus a large utility. With cloakroom to the ground floor, and family bathroom plus a further shower room to the first, Bay Tree Cottage provides versatile accommodation to an attractive town edge position.

Complete with a large garage and workshop space, plus a further versatile workshop outbuilding / store, the gardens are child and pet friendly secure spaces with a large lawn to the rear and covered patio seating space leading off the rear providing a perfect social area.

ACCOMMODATION

Hallway with uPVC double glazed obscure side entrance door, tiled floor, carpeted stairs with spindle and balustrade to first floor, radiator, ceiling spotlights and power points. Doors to cloakroom, utility, living room and to:

Lounge having uPVC double glazed bay window to front, second window to side aspect; log burning stove on slate hearth set to exposed brick surround, wood effect flooring, radiator, TV point, ceiling lights and power points. uPVC double glazed French doors to:

Conservatory having uPVC double glazed windows to front and sides, French doors to side aspect; tiled flooring, radiator, TV point wall lights and power points.





Living Room having uPVC double glazed obscure wide window; wood effect flooring, radiator, TV point, ceiling beam and ceiling spotlights, power points. Open to:

Dining Kitchen having uPVC double glazed windows to side and rear aspects; an excellent range of modern storage units to base and wall levels, 1 1/2 bowl sink and drainer set to roll edge granite worktop with space and connections for under counter dishwasher, Cannon oven and hob beneath extractor canopy, upright American style fridge freezer. High quality wood flooring, ceiling spotlights and power points. Wood windowed door to:

Utility having uPVC double glazed obscure door to side and rear, window to side aspect; a good range of storage units to base and wall levels, 1 1/2 bowl sink and drainer set to square edge worktop with space and connections beneath for washing machine and dryer. High quality wood effect flooring, radiator, ceiling spotlights and power points. Door to hallway and

Cloakroom with uPVC double glazed obscure window to side aspect; wash hand basin set to storage units and low level WC. Roll edge worktop with storage space beneath, tiled floor, wall mounted gas fired Worcester boiler and ceiling spotlights.

First Floor

Gallery Landing with carpeted floor, radiator, loft access hatch, ceiling spotlights and power points. Doors to first floor accommodation.

Office with built in storage space, carpeted floor, radiator, ceiling light. Door to:

Shower Room having uPVC double glazed obscure window to side aspect; corner shower cubicle with tiled surround with electric shower fitting, wash hand basin set to storage space and low level WC. Wood effect flooring, built in storage space, heated towel rail and ceiling spotlights.

Bedroom with uPVC double glazed window to front aspect; carpeted floor, radiator, loft access hatch, ceiling light and power points.

Bedroom with uPVC double glazed bay window to front aspect; built in wardrobe storage space, carpeted floor, radiator, ceiling light and power points.

Family Bathroom having uPVC double glazed obscure window to side aspect; free standing bath on ball and claw feet with shower attachment, walk in shower cubicle with tile surround; monsoon and regular head over, twin was, hand basins set to storage unit and low level WC.





Wood effect flooring, heated towel rail, wood panelling to wall, shaver socket and ceiling spotlights.

Bedroom with uPVC double glazed window to rear aspect; wood effect flooring, radiator, ceiling light and power points.

Bedroom with uPVC double glazed window to rear aspect; wood effect floor, radiator, TV point, ceiling light and power points.

OUTSIDE

The property is approached to the front through five bar vehicle gate, and via a wide tarmac driveway, providing ample off road parking space for multiple vehicles including potentially a caravan or motorhome. This continues down to the **Large Garage** with **Workshop** space having electric roller shutter door to front, wood single glazed window to rear, light and power.

The front garden is laid to lawn with a paved path circling the conservatory, and established flowerbeds. The boundaries are contained by mixed hedging and fencing.

The rear garden, a child and pet friendly secure space with personnel gates to the sides, is laid to lawn with further flowerbeds and trees colouring this useful space. Set with a small pond to the rear, the garden runs across the back of the **Workshop** having uPVC double glazed window to side, obscure double glazed window to front aspect; wood single glazed door to side, ceiling and wall lights and power points.

Situated before the workshop and leading off the rear of the property is a generous patio area with timber and polycarbonate canopy cover; outside power points plus lighting.



East Lindsey District Council – Tax band: D

ENERGY PERFORMANCE RATING: E

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

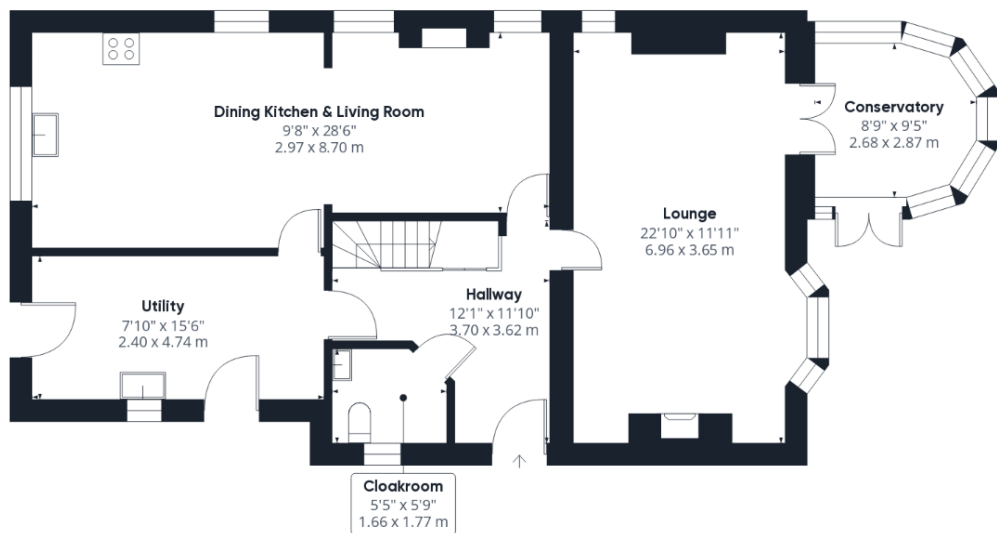
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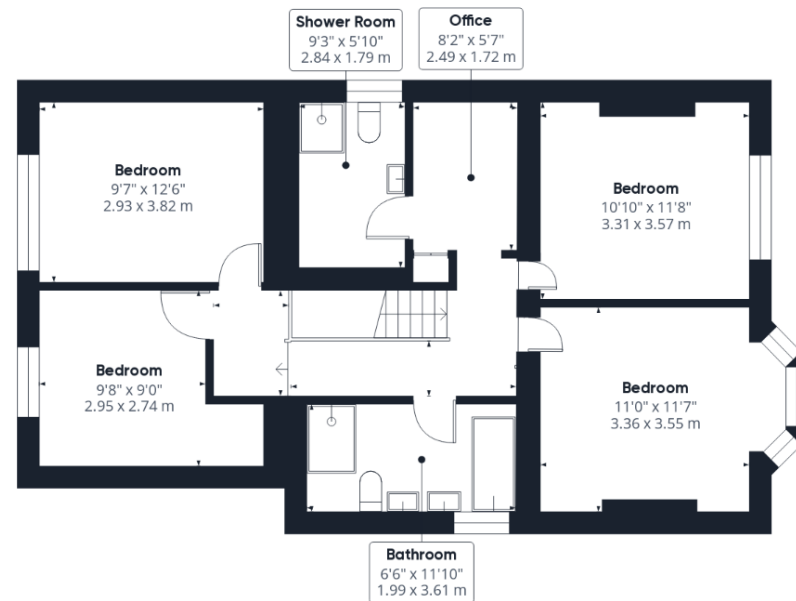
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Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

2115.93 ft²

196.58 m²

(1) Excluding balconies and terraces

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.

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DISCLAIMER

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