



BRITISH  
PROPERTY  
AWARDS  
2024

GOLD WINNER

ESTATE AGENT  
IN HORNCASTLE

**The Paeonies**

Main Road, Skendleby, Spilsby, Lincolnshire. PE23 4DA

**BELL**









## The Paeonies

### Skendleby, Spilsby

The Paeonies is a beautiful four-bedroom family home, set to attractive grounds with outbuildings, South-facing garden and varied reception spaces. Built to an elevated position with terrace garden looking across the lawn, the property boasts a beautiful dual-aspect living room, alongside breakfast kitchen and dining room; pantry and office/guest bedroom to the ground floor. The first floor, master bedroom enjoys stunning views across the rolling hills beyond.

The property occupies a private position in Skendleby, a village mentioned in the 1086 Domesday Book and lying on the south eastern edge of the Lincolnshire Wolds, approx. four miles north east from the market town of Spilsby.

#### ACCOMMODATION

**Entrance Hallway** having wood effect double glazed obscure side entrance door with uPVC double glazed window to front aspect; carpeted floor, radiator, ceiling lights and power points. Doors to kitchen and cloakroom and part glazed door to:

**Dining Room** having uPVC double glazed window to front aspect; exposed brick arched fireplace with oak surround; tiled hearth, carpeted floor, radiator, ceiling light and power points. Oak glazed French doors to:

**Lounge** having uPVC double glazed French doors and doors windows alongside to front, windows to side aspect; exposed brick fireplace with slate hearth; log burning stove inset, ceiling beams, carpeted floor, radiators, ceiling light and power points.







**Cloakroom** with uPVC double glazed obscure window to front aspect; wood effect flooring, wash hand basin inset to storage unit, low level WC, radiator and ceiling light.

**Kitchen** having uPVC double glazed French doors to front, windows to side aspect; an excellent range of storage units to base and wall levels, sinks and drainer set to bevel edge worktop with space and connections for upright fridge-freezer, dishwasher, ovens and grill, four ring hob beneath extractor canopy. Wood effect flooring, column radiator, ceiling lights and power points.

**Rear Hallway** with wood effect double glazed obscure door and uPVC double glazed window to rear aspect; carpeted floor, carpeted stairs with spindle and balustrade to first floor, radiators and ceiling light. Doors to pantry and to:

**Office / Guest Bedroom** having uPVC double glazed obscure door, with windows to side and rear aspects; louvre door built in wardrobe/storage space, carpeted floor, radiators, ceiling light and power points.

**Pantry** with uPVC double glazed window to side aspect; tiled floor and work shelf, shelving, water softener and ceiling light.

## First Floor

**Gallery Landing** with uPVC double glazed obscure window to rear aspect; carpeted floor, loft access hatch, built in airing cupboard, radiator, ceiling lights. Doors to first floor accommodation.

**Bedroom** with uPVC double glazed windows to front and side aspects; carpeted floor, built in storage to eaves, radiator, ceiling light and power points.

**Bedroom** having uPVC double glazed window to front aspect; carpeted floor, radiator, roll edge counter top with storage unit beneath, ceiling light and power points.

**Master Bedroom** with uPVC double glazed windows to front and side aspects; built in wardrobe storage spaces and eaves storage, carpeted floor, radiator, loft access hatch, ceiling lights and power points.







Open archway to:

**En-suite Shower Room** comprising corner shower cubicle, wash hand basin set to square edge counter top with storage units beneath, tiled walls and floor, heated towel rail, wall and ceiling lights.

**Bathroom** having uPVC double glazed obscure window to rear aspect; panel bath, corner shower cubicle, pedestal wash hand basin and low level WC. Tiled flooring with underfloor heating, tiles to walls, heated towel rail and ceiling lights.

## OUTSIDE

The property is approached from Main Road through vehicle gates and via a gravel driveway, opening out to provide parking and turnaround space for multiple vehicles with access the **Outbuilding** with covered store space, up and over door leading to the garage, from which wooden steps lead up to the first floor "Hay Loft" Storage / Workshop space. There are uPVC double glazed windows throughout the first floor space and light and power to all areas.

Alongside the turnaround/parking space is an attractive vegetable garden with raised plant boxes. uPVC double glazed French doors and matching side panels lead off the driveway to the versatile **Snooker Room**, with light, power and radiator plus a cloakroom with WC and wash hand basin. Ideal as an office, studio or similar space, being accessed externally.



The garden is laid to a stepped lawn, with established flowers, shrubs and trees throughout. Laid before the front door it a raised paved patio platform, providing shaded and sunlit seating options. Steps run down to the gravelled approach, with mature flowerbeds alongside. The gravelled path continues around the side to further flowerbeds, and to the rear a step-down path leads to the rear gate, and the **Brick and Tile Fuel Store** and uPVC double glazed obscure door to the external **Utility** with light, uPVC double glazed obscure window to side, tiled floor, sink and drainer above base level units. Multiple power points, space and connections for washing machine, dryer.

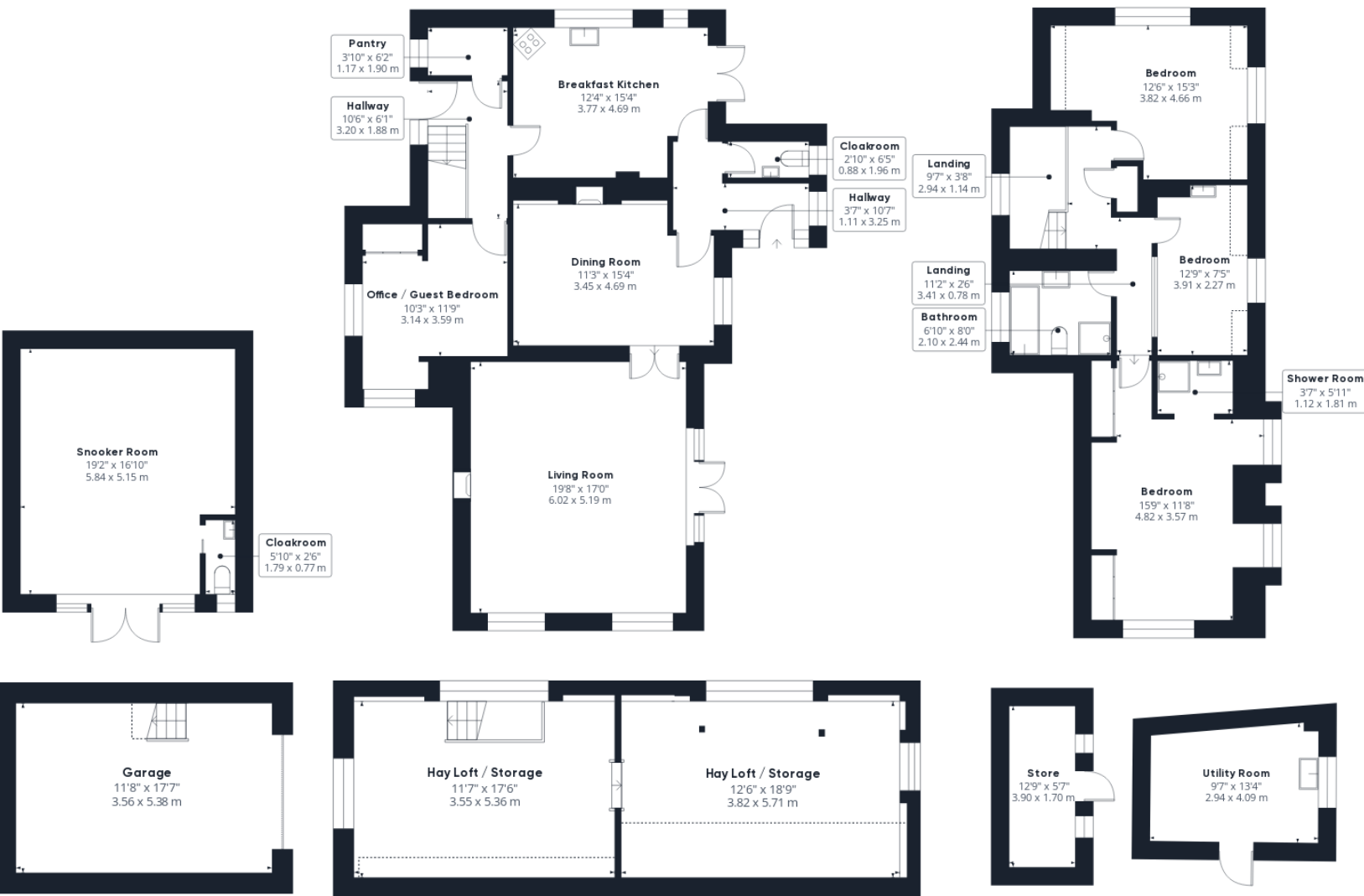












East Lindsey District Council – Tax band: D

ENERGY PERFORMANCE RATING: tbc

Mains water, electricity -Oil fired heating, private drainage

**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  
Tel: 01507 522222  
Email: [horncastle@robert-bell.org](mailto:horncastle@robert-bell.org)  
Website: <http://www.robert-bell.org>

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Old Bank Chambers, Horncastle. LN9 5HY  
Tel: 01507 522222  
Email: [horncastle@robert-bell.org](mailto:horncastle@robert-bell.org)

[www.robert-bell.org](http://www.robert-bell.org)

