



BRITISH  
PROPERTY  
AWARDS

2024

★★★★★

GOLD WINNER

ESTATE AGENT  
IN HORNCASTLE



## Brunehill Cottage

50 Station Road, Bardney. LN3 5UD

**BELL**





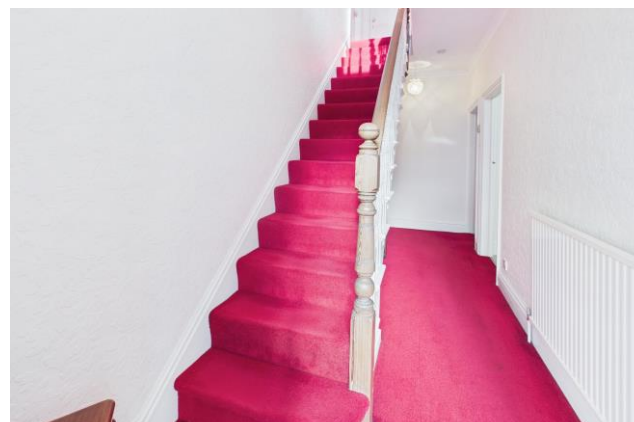
## Brunehill Cottage, Bardney

**NO ONWARD CHAIN!** A fine period home with three bedrooms, two reception rooms, office, family bathroom, kitchen, utility and W/C. The property boasts high ceilings throughout, and sits well in a mature and established garden of approx. 0.16 of an acre. Benefitting from a large garage/workshop & incorporating a mezzanine floor. There is also an additional, adjoining, enclosed car port. Much of the accommodation enjoys a dual aspect, with the front being South-facing.

The property has been very well cared for by the current owners but offers the potential for a purchaser to place their own mark on the property, having planning permission granted for two storey extension to create four spacious bedrooms and a further en-suite shower room. Permission is also secured for a home office/gym within the large detached garage.

Bardney is a well-served village located 11 miles east of Lincoln. Amenities include a Primary School, Pre-school Playgroup & Youth Centre. Doctors Surgery and a Pharmacy. Post Office, Co-op shop, butchers, two hairdressers, two garages, a coffee shop, fish & chip shop, public house with restaurant facilities, a Heritage Centre with B&B, cycle hire and in-house café. There is a large Village Hall and Park with a Children's play area, sports and bowls clubs; and a regular bus service.

Bardney is ideally positioned for commuters, with easy access to Lincoln City centre, hospital, and university. Newark is also within reach, offering a direct rail service to London in approximately 1 hour and 15 minutes. The village is surrounded by open countryside, with walking and cycling routes along the River Witham and through Bardney Lock.



## ACCOMMODATION

*Entered to the front through wood door with coloured and obscure glass infill, to*

**Entrance Porch** – with wood obscure glazing to side and rear, including triangular gable end, carpet, power point, uPVC double glazed obscure door to...

**Entrance Hallway** – with lights to ceiling, carpet, radiator, power point, wood doors to living room and dining room, obscure glazed door to central hallway.

**Living Room** – with uPVC double glazed windows to front and side, lights to ceiling and wall. Full height built-in fitted cupboard, tiled fireplace, tv point, multiple power points, carpet.

**Dining Room** – with uPVC double glazed windows to front and side, light to ceiling, tiled fireplace, radiators, carpet, multiple power points.

**Central Hallway** – with light to ceiling, carpet, radiator, wood glazed obscure door to rear lobby, wood door to cloakroom, and...

**Kitchen** – with uPVC double glazed window to side, light to ceiling, good range of storage units to base and wall levels, 1 1/2 sink and drainer set to roll edge worktop, gas cooker and four ring hob beneath extractor canopy, carpet, multiple power points, radiator, wood glazed door to...

**Utility** – with uPVC double glazed windows and obscure patio door to rear, light to ceiling, good range of storage units to base and wall levels, sink and drainer set to roll edge worktop surface, gas fired floor standing boiler, space and connections for dishwasher, under counter washing machine and dryer, loft access hatch, radiator, tile effect flooring.

**Cloakroom** – with uPVC double glazed obscure window to side, light to ceiling, low level W/C, hand wash basin set to roll edge worktop, storage to base and wall levels, carpet, radiator.

**Rear Lobby** – with uPVC double glazed obscure door to side, light to ceiling, radiator, carpet, wood door to storage space and...

**Office** -with uPVC double glazed window to rear, light to ceiling, carpet, radiator, multiple power points, built in oak desk, wall shelving and storage units.

*Up carpeted stairs with spindle supports to oak balustrade, to...*





**First Floor Gallery Landing** – with uPVC double glazed window to side, light to ceiling, carpet, loft access hatch with drop-down ladder, wood doors to bedrooms and...

**Bathroom** – with uPVC double glazed obscure windows to rear, lights to ceiling, low level W/C and hand wash basin set to modern unit with storage to base and wall levels, roll edge counter top. P-shaped panel bath with monsoon and regular shower over; tiled surround, tiles to half height to walls, vinyl flooring, radiators, heated towel rail.

**Bedroom** – with uPVC double glazed windows to side and rear, looking out over the garden, with rural farmland in the distance and on the horizon the silhouette of Lincoln cathedral. Light to ceiling, radiator, carpet, multiple power points, tv point, built in wardrobe storage.

**Bedroom** -with uPVC double glazed windows to front and side, light to ceiling, carpet, radiator, multiple power points.

**Bedroom** – with uPVC double glazed windows to front and side, light to ceiling, carpet, radiator, multiple power points, built in wardrobe storage space.

**West 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, 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>  
Brochure prepared 06.03.2025









OUTSIDE

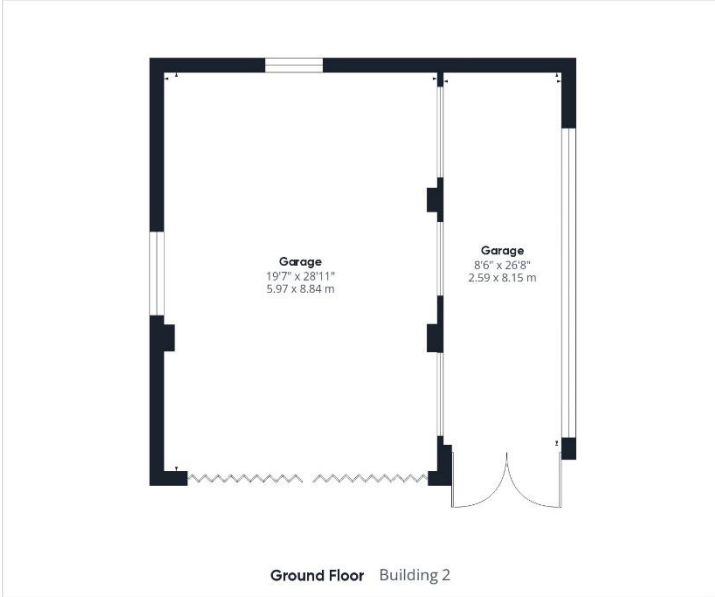
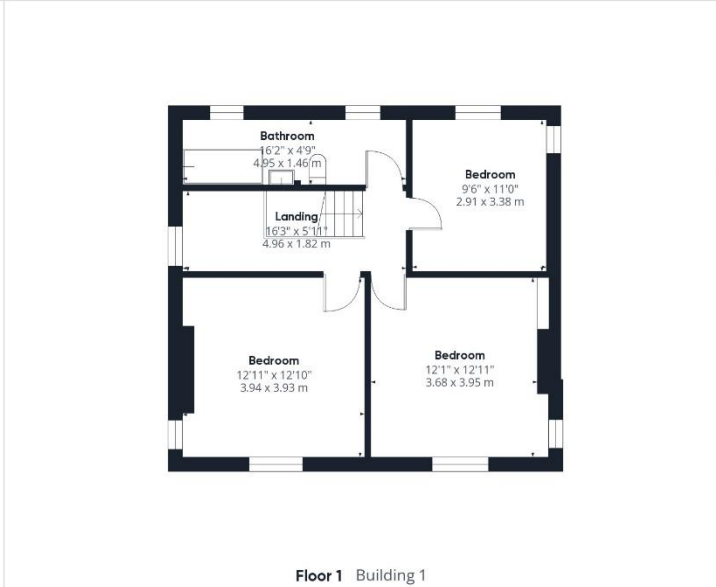
The property is approached through curved entranceway in the brick front wall, up a concreted driveway, with turnaround space and ample parking for multiple vehicles, which leads down to the **Double Garage**, with light and power connection. Mezzanine level adds to storage capacity; with a generous **Enclosed Car Port** also providing useful covered and secure space.

The **Front Garden**, contained by low level boundary wall, is predominately laid to lawn with stone edged flower beds; mature trees and shrubs and gravelled border.

The **Rear Garden** is predominately laid to lawn with mature shrubs, trees and flowers throughout. Enjoyed from the rear patio seating platform, the garden is crossed by adjoining paths, and contained by timber fencing.

**DISCLAIMER**  
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- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
- No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.
- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.



Approximate total area<sup>®</sup>

2189.4 ft<sup>2</sup>  
203.4 m<sup>2</sup>

Reduced headroom

10.26 ft<sup>2</sup>  
0.95 m<sup>2</sup>

(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.

GIRAFFE360



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