



Bank House
Hobhole Bank, New Leake, Boston.







Bank House

New Leake

Robert Bell & Company are delighted to offer to market this beautiful rural property; a farmhouse style family home alongside mature, varied gardens and a series of large outbuildings. To a plot of roughly a third of an acre (sts), Bank House enjoys southerly views across the surrounding arable farmland, and provides prospective purchasers with not only beautiful accommodation but a lifestyle change.

The house itself comprises a wonderful dining room open to kitchen, with lounge also facing south and looking across the rear garden. A generous pantry / utility space and garden room complete the ground floor; the first set with three bedrooms, bathroom and airing cupboard. Outbuildings extend across the side, with large barns to the front and rear, a wash house, workshop, store and open car port.

Situated in a private, rural position, the property is next to the Hobhole Drain in New Leake, nine miles away from the well-served town of Boston



ACCOMMODATION

Garden Room having wood obscure front entrance door with uPVC double glazed windows to front and side aspects; tile effect flooring and wall light. Wood glazed door to:

Hallway having carpeted stairs with spindle and balustrade to first floor, carpeted floor, radiator, ceiling light and power points. Doors to living room, pantry and to:



Dining Room having uPVC double glazed windows to side and rear aspects; log burning stove on tiled hearth, carpeted floor, TV point, ceiling light and power points. Open to:

Kitchen having uPVC double glazed window to front aspect; oak fronted storage units to base and wall levels, sink and drainer set to roll edge worktop, lpg cooker and hob beneath extractor canopy. Tile effect flooring, ceiling beams, ceiling light and power points.

Living Room having uPVC double glazed French doors to rear aspect; tiled fireplace with oak surround, carpeted floor, radiator, TV point, ceiling light and power points.

Pantry with wood single glazed obscure windows to front aspect; storage units to base and wall levels, roll edge worktop with space and connections for freezer; fridge. Vinyl flooring, under stairs coat store, ceiling light and power points.

First Floor

Gallery Landing with uPVC double glazed window to front aspect; wood flooring, radiator, loft access hatch, radiator, built in airing cupboard with sliding door, ceiling and wall lights. Doors to first floor accommodation.

Bathroom having uPVC double glazed window to front and obscure window to side aspect; panel bath with tiled surround, pedestal wash hand basin and low level WC. Carpeted floor, radiator and ceiling light.

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

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

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





OUTSIDE

The property is approached via a gravel driveway, opening out to the front to provide ample parking space for multiple vehicles and access to the range of outbuildings, each with light and power:

OUTBUILDINGS

Approached first off the driveway, stands a large **Barn** (over 29' x 20' (8.83m x 6.09m) with open doorway through to further **Barn / Workshop** (21' x 20' (6.40m x 6.09m) which includes a small store. Adjacent to this, accessed primarily from the rear, is a further **Barn** (15' x 36' 6" (4.57m x 11.12m)). Continuing along the driveway side are an open **Carport, Workshop** (14' x 19' 9" (4.26m x 6.02m)), **Wash House** with basin (14' x 9' (4.26m x 2.74m)), and a **Store** (14' x 8' 9" (4.26m x 2.66m)), which continues through to an open space and the garden behind – set with an extensive covered chicken run.

The mature garden wraps around the property, set with an abundance of flowers, shrubs and trees. The front boasts a small pond beside paved seating space and flower beds; plus a raised pond with timber surround stood beside a vegetable garden. The roadside is contained by evergreen hedging, the other boundaries by post and rail fencing.

East Lindsey District Council – Tax band: C

ENERGY PERFORMANCE RATING: tbc

Mains water, electric. Oil fired heating. (Oven fired by LPG gas)
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

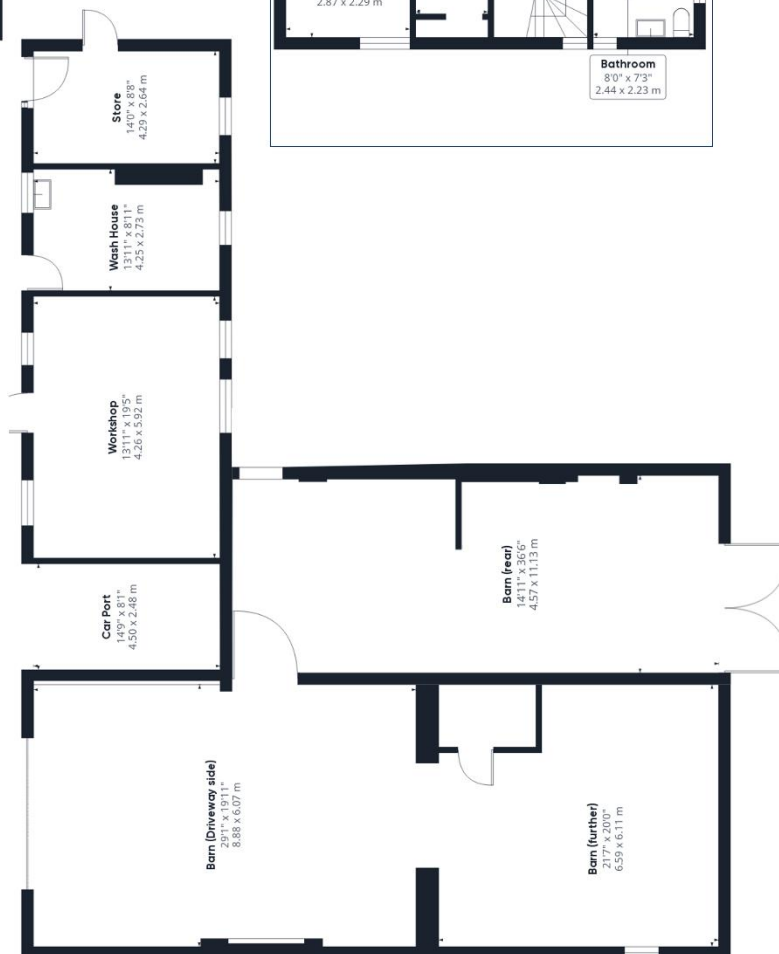
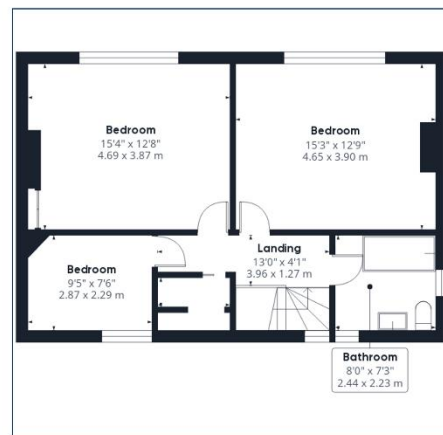
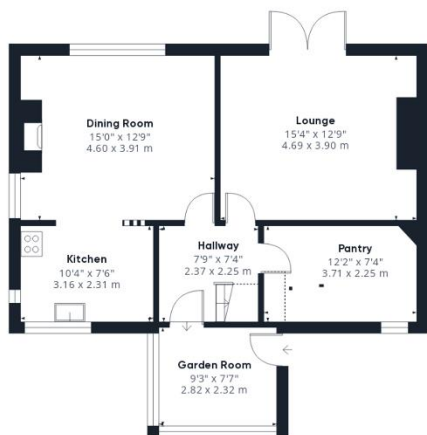
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DISCLAIMER

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- 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⁽¹⁾

3450.24 ft²

320.54 m²

Reduced headroom

14.05 ft²

1.31 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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