



BRITISH  
PROPERTY  
AWARDS

2024

★★★★★

GOLD WINNER

ESTATE AGENT  
IN HORNCASTLE



**Spring Farm**

Hasthorpe Road, Sloothby, Alford. LN13 9NS

**BELL**









## Spring Farm Sloothby, Alford

Versatile to suit a range of requirements, including multi-generational living, Spring Farm comprises a six-bedroom family home with a wealth of reception areas; plus adjacent self-contained accommodation, extensive paddock space, a large stable block and double garage plus further garage store. In all, the plot extends beyond 5 acres (sts).

Of particular quality are the kitchen and bathroom fittings throughout, including the main kitchen which leads through to a beautiful sun kissed snug space, looking out across the paddocks and boasting a vaulted ceiling. Complemented by a generous dining room enjoying a similar view, and front-facing living room; the ground floor also provides a flexible snug/study, utility and cloakroom.

With six bedrooms, including master with en suite shower room and adjacent dressing room / bedroom six, the first floor also provides a beautiful family bath and shower room. Adjacent to the property is an excellently appointed one bedroom annex, with shower room and open plan living-dining-kitchen.

Set to beautiful Sloothby, with arable farmland stretching out to provide a rural view on all sides, the property is located five miles from the designated Lincolnshire Wolds National Landscape; six miles from the well-served town of Alford and within ten of Spilsby and the coastal resort of Skegness.





## ACCOMMODATION

**Entrance Lobby** entered to the front through composite door to carpeted space, in turn open to:

Living Room having uPVC double glazed windows to front and side aspects; log burning stove on tiled hearth with oak mantle, carpeted floor, radiators, TV point, ceiling lights and power points. Staircase up to first floor with built in under stairs storage cupboard and additional storage space. Door to kitchen and to:

**Study / Snug** with uPVC double glazed windows to front and side aspect; carpeted floor, radiator, TV point, ceiling light and power points.

**Kitchen** having uPVC double glazed window to rear with shutter-style blinds; an excellent range of modern kitchen units to base and wall levels, 1 1/2 bowl ceramic sink and drainer set to roll edge worktop with space and connections for upright American style fridge freezer, Rangemaster Excel range cooker beneath matching extractor canopy. Island with wood worktop and breakfast bar, tiled floor, ceiling spotlights and power points.

**Sun Room** with uPVC double glazed windows to front, side and rear, French doors to corner; tiled flooring, column radiator, valuated ceiling with exposed beams and spotlights, TV point and power points. Door to:

**Dining Room** with uPVC double glazed windows to front and side aspects; fireplace with stone style surround, carpeted floor, radiators, ceiling light and power points.

**Utility** with uPVC double glazed window to rear aspect; a good range of units to base and wall levels, 1 1/2 bowl sink and drainer set to roll edge worktop with space and connections for under counter washing machine, dryer; upright fridge-freezer. Loft access hatch, floor standing oil fired Worcester boiler, tiled floor. Doors to rear lobby and to:

**Cloakroom** comprising low level WC, wash hand basin, tiled flooring and ceiling light.

**Rear Lobby** having composite double glazed obscure doors to rear, similar doors to utility and annex and uPVC double glazed ceiling; tiled floor and wall light.

## First Floor

**Landing** with carpeted floor, radiator, ceiling spotlights. Doors to first floor accommodation.

**Bedroom 4** with uPVC double glazed window to front aspect; built in airing cupboard, carpeted floor, radiator, loft access hatch, ceiling light and power point.





**Bedroom 3** with uPVC double glazed window to front aspect; carpeted floor, radiator, ceiling light and power points.

**Master Bedroom** having uPVC double glazed windows to side and rear aspects; carpeted floor, radiator, ceiling lights and power points. Doors to en-suite shower room and to:

**Bedroom 6 / Dressing Room** with uPVC double glazed window to front and side aspects; carpeted floor, radiator and power points.

**En-suite Shower Room** having skylight to rear with ceiling spotlights; panel bath, pedestal wash hand basin and low level WC. Tiles to walls and slate tiles to floor, heated towel rail.

**Family Bathroom** having skylight to rear with ceiling spotlights; tile panel bath, walk in shower cubicle with monsoon head over; tiled surround, pedestal wash hand basin and low level WC. Tiles to walls and floor and heated towel rail.

**Bedroom 5** with uPVC double glazed window to side aspect; carpeted floor, radiator, ceiling light and power points.

**Bedroom 2** with uPVC double glazed windows to front and side aspects; carpeted floor, radiator, ceiling light and power points.

#### ANNEX

**Living Room** having uPVC double glazed windows to front aspect; wall mounted electric log burning style fire, wood effect flooring, radiator, TV point, ceiling lights and power points. Open to:

**Dining Kitchen** having uPVC double glazed window to rear aspect; an excellent range of modern storage units to base and wall levels with space and connection for upright fridge freezer, Lamona sink and drainer to square edge worktop, Lamona oven and induction hob beneath extractor canopy. Wood effect flooring, wall mounted Ferroll gas fired boiler, loft access hatch, ceiling spotlights and power points. Doors to bedroom and to:

**Bathroom** having uPVC double glazed obscure window to rear aspect; P shaped panel bath with tiled surround; monsoon and regular head over, wash hand basin set to storage unit, low level WC, tiled floor, heated towel rail, shaver socket and ceiling spotlights.

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





# Spring Farm

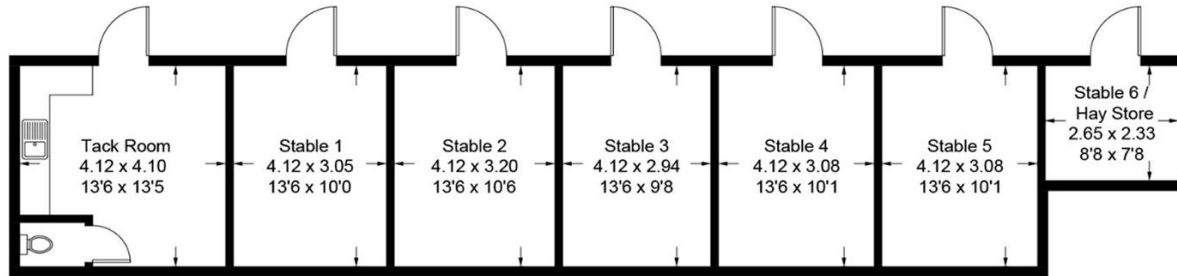
Approximate Gross Internal Area  
Ground Floor = 145.9 sq m / 1570 sq ft

First Floor = 89.3 sq m / 961 sq ft

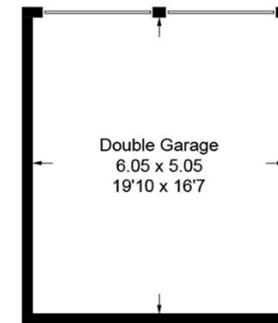
Annexe = 57.9 sq m / 623 sq ft

Outbuilding = 134.2 sq m / 1444 sq ft (Including Double / Trailer Garages)

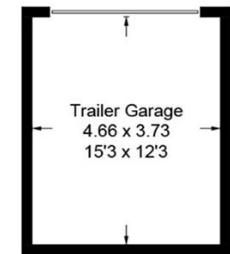
Total = 427.3 sq m / 4598 sq ft



(Not Shown In Actual Location / Orientation)

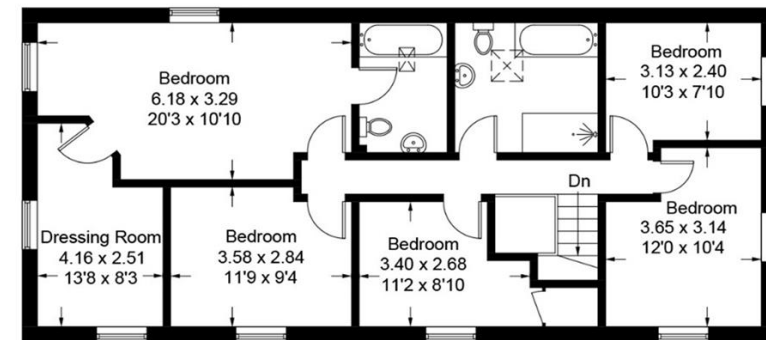
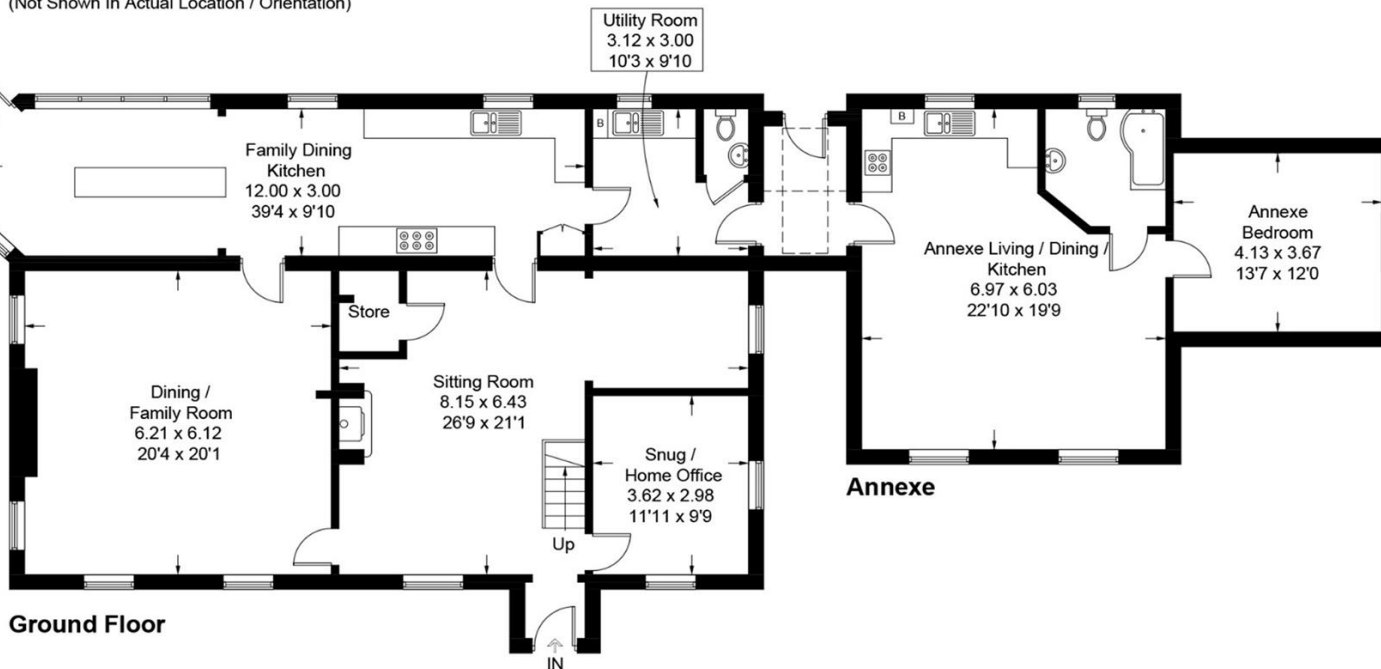


(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

= Reduced headroom below 1.5m / 5'0"



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.







## OUTSIDE

The property is approached to the front, through two vehicle gateways in the brick column and wall front boundary, and via a looped driveway, providing ample off road parking for multiple vehicles and, if required, separate direct access to the Annex. Leading off the drive is a generous **Double Garage**, covered bay parking and further **Trailer Garage**; plus a six-strong **Stable Block** with **Tack Room**— standing before grassed paddocks, contained by post and rail fencing, which sit to the west of the house.

Patio seating spaces lead off the sun room and sit to the rear, offering shaded and sunlit views across to the paddocks and beyond; the property is orientated to face south thus enjoying sunlight to the front throughout the day.

**East Lindsey District Council – Tax band: D**

## ENERGY PERFORMANCE RATING: E

Oil fired central heating in main house. Annex: calor gas.  
Mains water and electricity.  
Drainage is to a biotech system.

**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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