



BRITISH  
PROPERTY  
AWARDS  
2024

GOLD WINNER

ESTATE AGENT  
IN HORNCASTLE



**Wolds House**  
Mill Lane, Scamblesby, Lincolnshire. LN11 9XP

**BELL**





## Wolds House

Mill Lane, Scamblesby

Wolds House is a beautiful, modern four-bedroom family home set to a 0.3 acre plot (sts). The property enjoys an excellent position, with delightful open-field views to the rear, across the rolling Lincolnshire Wolds landscape.

Individually designed, the property was built by respected local firm I.J. Building Contractors.

The immaculate property comprises of Entrance Hall, Lounge, Cinema Room (Bedroom Four), open-plan Living / Dining / Kitchen, fully equipped with a pantry – enjoying stunning views over the rear garden and beyond - plus, Utility and Cloakroom to the ground floor; three generous Bedrooms (En-suite to master) and Family Bathroom to the First Floor.

Boasting underfloor heating throughout the ground floor, the attention to detail within the property is simply stunning. Inclusive of porcelain floor tiles throughout the majority of the ground floor, a real high end feel and quality finish.

Gardens are mainly laid to lawn, with a Double Garage and attached Workshop plus Summer House / Office completing the accommodation.

Scamblesby lies within the designed Area of Outstanding Natural Beauty, with the well-serviced market towns of Louth and Horncastle in close proximity.

### ACCOMMODATION

Entered to the front, through composite front entrance door, with glazed panel inset, external lighting and Ring doorbell, to...

**Entrance Hallway** – light and spacious, with downlights, alarm, porcelain tiled flooring, underfloor heating and control thermostat, cupboard with hot water tank under stairs, oak staircase with glass panels inset.



**Cloakroom** – with vanity unit and splashback tiles, low level W/C, inset basin with storage and cupboard below. Porcelain tiled flooring, central spot light and under floor heating.

**Cinema Room / Bedroom Four** – with wood effect tiled floor, downlights, uPVC double glazed window to front elevation, multiple power points, underfloor heating, screen & projector, central light fitment and TV point.

**Lounge** – with wood effect tiled flooring, downlights, uPVC double glazed French doors opening to the rear patio. uPVC double glazed window to front, inset log burner, multiple power points and TV point.

**Open Plan Living / Dining / Kitchen** – with porcelain tiled flooring, bifold doors to rear patio with stunning views, uPVC double glazed French doors to side elevation. Bosch high level double oven, microwave, dishwasher; induction hob with extractor hood over, space for American style fridge-freezer (may be available via separate negotiation). Breakfast bar to kitchen island with granite worktop, wine fridge and cupboard space. Rising pillar electric sockets with USB.

Wall and base units, granite worktops, inset Franke stainless steel sink with mixer tap, tiled splash backs. Downlights, tv point, blinds to French doors, inset blinds to bifold doors.

**Utility** – with wall and base units, granite worktop, tiled splashbacks. Space and connections for washer and dryer; inset stainless steel sink and drainer, mixer tap. Downlights, porcelain tiled flooring and composite ½ glazed rear door to garden.

*Up staircase to first floor*

**First Floor Landing** – with downlights, carpet, Velux window, radiator.

**Bedroom** – with sloping ceilings, dual uPVC double glazed windows to front and rear, radiator, carpet, TV point. Loft hatch to small storage space.

**Master Bedroom** – uPVC double glazed window to rear, downlight, carpet, radiators, sloping ceiling. **Dressing Area** with fitted wardrobes, with sliding doors. TV point.

**En Suite** – with walk in double shower cubicle, pair of monsoon shower heads over (mains fed). Velux window, W/C, ladder radiator, extractor fan, tiled flooring. Vanity unit includes W/C with storage below, floor to ceiling tiled walls, sloping ceiling.







**Family Bathroom** – with tiled flooring and walls, Velux window, walk in double shower cubicle with monsoon shower heads, bath with mixer tap and hose, vanity unit with hand basin and mixer tap over, storage beneath, mirror above with touch lighting. Crome towel rail.

**Bedroom** – uPVC double glazed window to front, sloping ceiling, TV point, radiator, central light fitment, eaves storage.

## OUTSIDE

The property is approached through electric timber 5-bar gates, with mirrors in place for view down the lane. Generous granite chipped driveway provides ample turnaround and parking space for multiple vehicles, and leads to the

**Double Garage** with pair of electric doors, side uPVC door, external lighting, power and light internally. Part boarded to provide extra storage. Adjacent is a **Timber Workshop** with felt roof, light, and power.

Slate borders sit to side with inset feature grasses.

The side and rear gardens are predominantly laid to lawns with Indian Stone pathway surrounding the property and large paved patio area to the rear, enjoying fantastic open rural views over the Lincolnshire Wolds, a designated Area of Outstanding Natural Beauty. There are mature boundary hedges to the side elevations and open post and wire to the rear.

A fully insulated **Summer House / Cabin** sits to the rear boundary, enjoying the views. Being fully insulated with light and power connected, decking area to the front, external sockets and lighting.

The oil boiler is situated to the side of the main house, approximately five years old. There is also an outside cold-water tap.

**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 01.11.2024





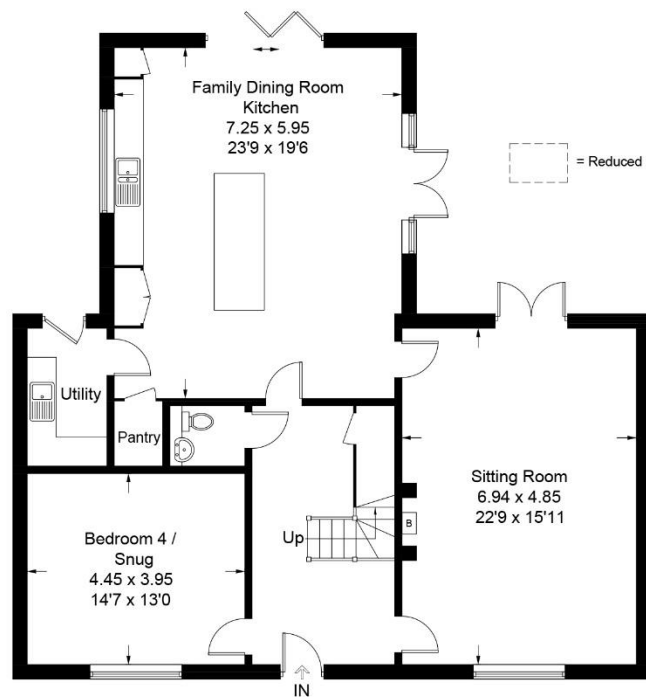




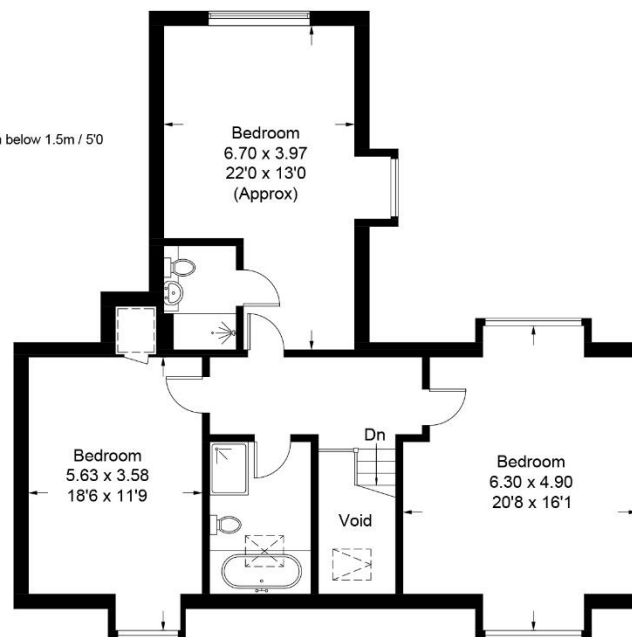
# Wolds House

Approximate Gross Internal Area  
Ground Floor = 123.2 sq m / 1326 sq ft  
First Floor = 90.3 sq m / 972 sq ft  
Outbuildings = 52.3 sq m / 563 sq ft

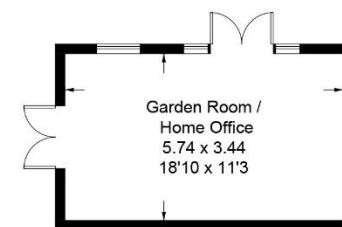
Total = 265.8 sq m / 2861 sq ft (Including Double Garage / Excluding Void)



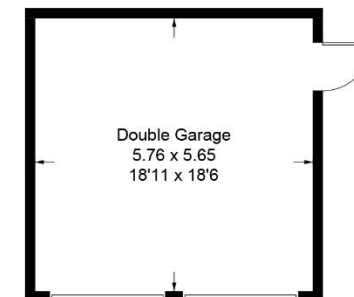
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

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.

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