



BRITISH  
PROPERTY  
AWARDS

2024

★★★★★

GOLD WINNER

ESTATE AGENT  
IN HORNCASTLE



**The Bothy**

Church Lane, Aswardby, Spilsby, Lincolnshire. PE23 4JS

**BELL**





## The Bothy

### Aswardby

The Bothy is a spacious, semi-detached property providing two reception spaces alongside kitchen; shower room and two bedrooms. Located in Aswardby, a village in the beautiful Lincolnshire Wolds.

Adjacent to the traditional stable block of the 19th Century Aswardby Hall, the Bothy boasts a private driveway, lawned and patio garden spaces.

The property is within the designated Area of Outstanding Natural Beauty, with Spilsby (four miles away), Alford (seven) and Horncastle (nine) all providing a full range of services and amenities within convenient proximity.

#### ACCOMMODATION

Entered to the side through uPVC main entrance door to:

**Living Room** having uPVC double glazed sash windows to front and side aspects; log burning stove set to exposed brick surround, built in under stairs storage space, carpeted floor, TV point, ceiling light and power points. Open doorway to:

**Kitchen** having wood double glazed windows to sides; a good range of units to base and wall levels, 1 1/2 bowl sink and drainer set to square edge tiled worktop, Hygena oven and four ring hob beneath extractor canopy, built in fridge and freezer. Tiled floor, ceiling spotlights and power points. Open doorway to:

**Dining Room / Snug** with wood double glazed French doors to front and windows to side aspect; carpeted floor, ceiling beams, electric heater, wall lights and power points.





Up carpeted stairs to:

### First Floor

**Landing** with uPVC double glazed sash windows to side aspect; ceiling light and power points. Doors to first floor accommodation.

**Bedroom 1** with uPVC double glazed sash windows to front and side aspects; carpeted floor, electric heater, loft access hatch, ceiling light and power points.

**Bedroom 2** with uPVC double glazed window to front and skylight to apex, plus wood double glazed window to side aspect; carpeted floor, ceiling beams, electric heater, TV point, ceiling lights and power points.

**Shower Room** comprising; shower cubicle, pedestal wash hand basin and low level WC. Louvre doored airing cupboard, tile effect flooring, tiling to wall and ceiling spotlights.

### OUTSIDE

The property is approached to the front, with a gravelled space providing off road parking. The initial garden is set to lawn, with mature beds throughout, and a pair of timber sheds on hard standing. There is a radial paved patio seating space, set to enjoy sunlight throughout the day, and a courtyard style garden onto which the French doors of the dining room / snug step out.

East Lindsey District Council – Tax band: A

### ENERGY PERFORMANCE RATING: E

Electric night storage heaters

**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.

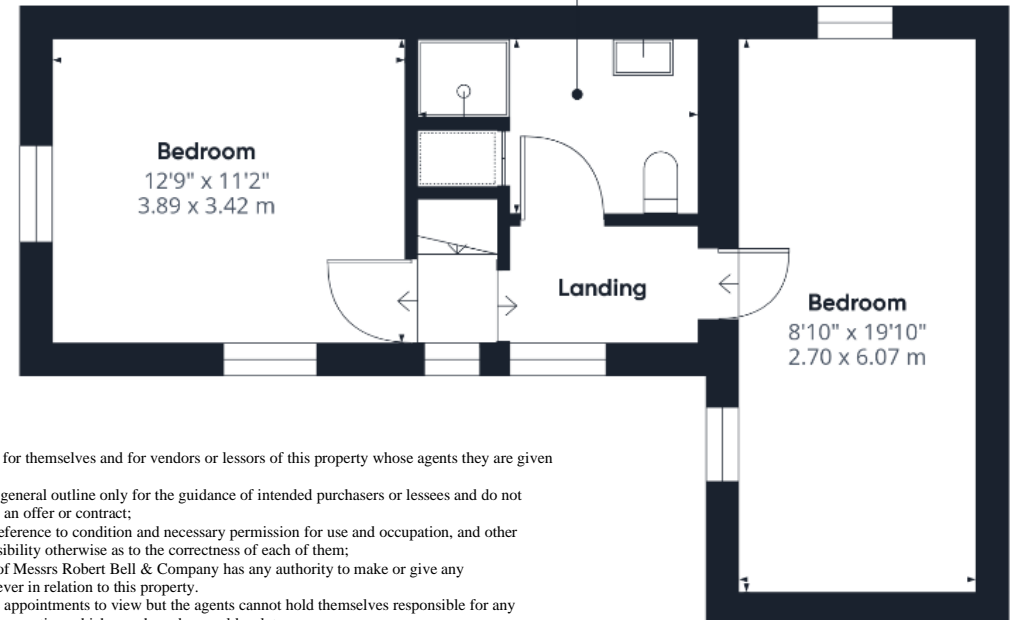
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