



BRITISH
PROPERTY
AWARDS

2024

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GOLD WINNER

ESTATE AGENT
IN HORNCASTLE



Valley Cottage
Winceby, Horncastle, Lincolnshire. LN9 6PB

BELL



Valley Cottage

Winceby, Horncastle

Robert Bell & Company are pleased to offer to market this substantial family home, complete with varied grounds to an excellent mid-valley position in the historic village of Winceby.

The cottage and grounds are situated in a picturesque position overlooking an unspoilt valley.

A three-bedroom property occupying a 0.6 acre (sts) plot, Valley Cottage will suit a range of potential purchasers, and requires a scheme of modernisation. The grounds include a pond, landscaped garden with water feature to the driveway turnaround; side patio, further grassed area; present are outbuildings including a workshop, garden store and brick and tiled former 'rabbit-catchers cottage', all requiring attention or clearance.

ACCOMMODATION

Entered to the rear through UPVC double glazed obscure door to:

Garage with up and over door to front, uPVC double glazed window to side aspect; light and power. Door through to:

Kitchen having uPVC double glazed window to rear aspect; a range of units to base and wall levels, space and connections for upright fridge-freezer, under counter washing machine and dryer, oven with, hob beneath extractor canopy. Wood effect flooring, radiator, ceiling light and power points. Doors to hallway and to:

Dining Room with uPVC double glazed window to front aspect; tiled fireplace, wood effect flooring, radiator, ceiling light and power points. Open to:





Living Room having uPVC double glazed window to front aspect; log burning stove to brick surround with tiled hearth, wood effect flooring, radiator, TV point, ceiling light and power points.

Hallway with uPVC double glazed window to rear aspect; carpeted floor, carpeted staircase to first floor, radiator, ceiling light and power points. Door to **Conservatory**.

First Floor

Landing with uPVC double glazed window to rear; built in storage space, carpeted floor, ceiling light and power points. Doors to first floor accommodation.

Bathroom having uPVC double glazed window to side aspect; panel bath with shower over, separate shower cubicle with tiled surround, pedestal wash hand basin and low level WC. Tile effect flooring, wall tiles, built in storage space, radiator and ceiling light.

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

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

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

OUTSIDE

The property is approached to the front, through vehicle gates with brick columns flanking, and via a carriage style circular driveway; with low level hedging containing a garden with water feature to the centre.

Set to the rear are a range of outbuildings comprising: **Garage / Workshop and a static Caravan**, requiring a scheme of repairs or removal. Set to lawn and contained by mixed hedging, the rear space is screened by tall evergreens to the rear.





To the side of the property is a further garden with water feature and small bridge to the path snaking through, continuing to the side paved patio space. Grounds are complete with a pond, surrounding by further grassed space; beside which stands the former 'rabbit-catcher's cottage', of brick and tile construction with lean-to glasshouse, requiring a scheme of works or removal.

THE AREA

Site of a Parliamentary victory (1643) in the English Civil War, led by Oliver Cromwell, Winceby is a small village with views over Snipe Dales country park; with views over arable and pasture farmland set to rolling hills typical of mid-Lincolnshire and the nearby Wolds (a designated Area of Outstanding Natural Beauty). Horncastle and Spilsby, well serviced market towns with primary and secondary schooling, are located five miles to the West and East respectively.

East Lindsey District Council – Tax band: C

ENERGY PERFORMANCE RATING: tbc

Mains water, electric. Multi burner central heating/hot water.
Private drainage to septic tank

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

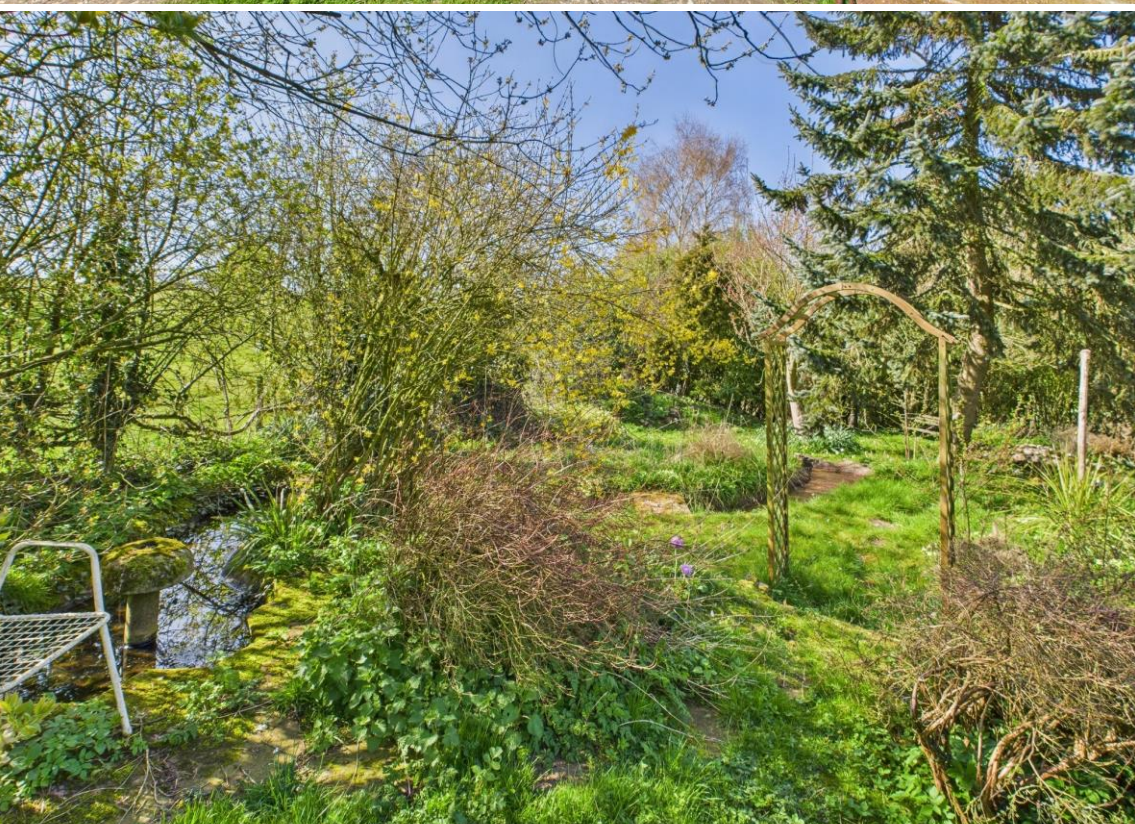
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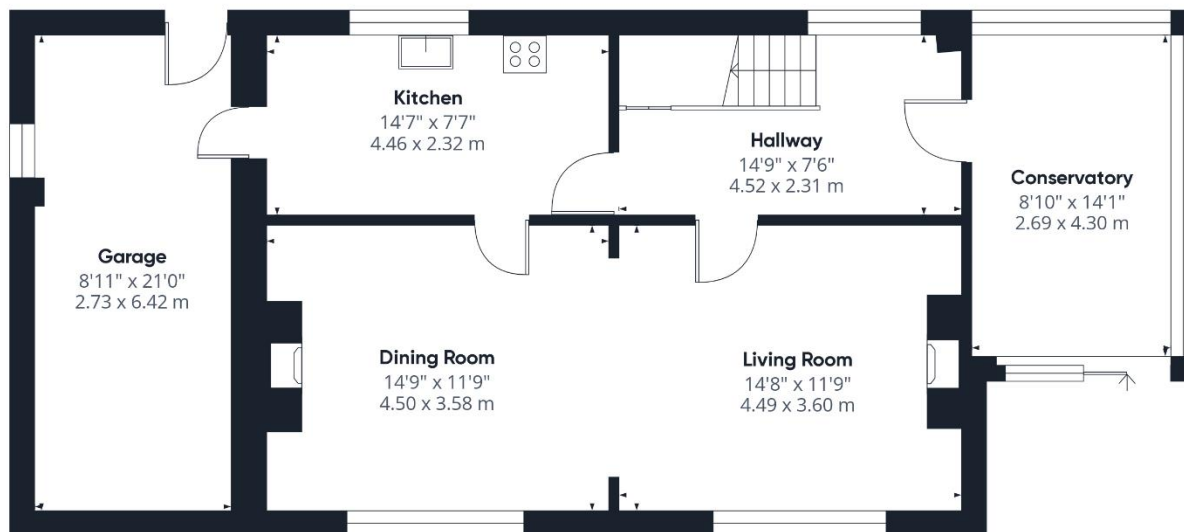
Tel: 01507 522222

Email: horncastle@robert-bell.org;

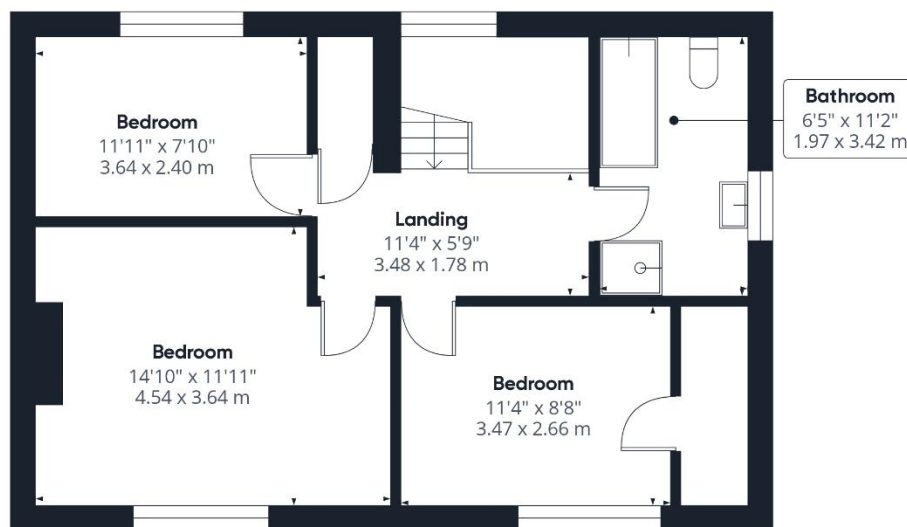
Website: <http://www.robert-bell.org> Brochure prepared 19.11.2024







Ground Floor



Floor 1



Approximate total area⁽¹⁾

1429.87 ft²
132.84 m²

(1) Excluding balconies and terraces

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



View from the side (Driveway)

DISCLAIMER

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