



BRITISH
PROPERTY
AWARDS
2024

GOLD WINNER

ESTATE AGENT
IN HORNCASTLE



The Cottage
Gayton le Wold, Louth. LN11 0RA





The Cottage

Gayton le Wold

The Cottage at Gayton le Wold is a beautiful four bedroom family home, extended and modernised in recent years to provide varied living space, with classic mid-Lincolnshire countryside views to all four aspects.

Occupying a plot of approx. 1/3 acre; the property boasts a gross internal floor area of over 2000 sq ft. With high ceilings throughout, a viewing is essential to appreciate this spacious, well-laid out family home. The property benefits from solar panels, with battery storage.

Gayton le Wold is a small village located within the Lincolnshire Wolds National Landscape (the revised term for an 'Area of Outstanding Natural Beauty'); well-placed for the range of services and amenities available in the nearby town of Louth (six miles to the East).

ACCOMMODATION

Boot Room with wood side entrance door, wood single glazed sash window to conservatory to side aspect; carpeted floor, radiator, light to vaulted ceiling with beams across and power points. Door to:

Side Lobby with tiled floor, power points and open doorway to:

Central Kitchen having wood double glazed window and stable style door to conservatory; a good range of storage units including glazed display shelves to wall, Butler sink and wood drainer set to bevel edge worktop with space and connections for under counter dishwasher, AGA cooker beneath extractor canopy. Tiled floor, door to pantry store,





ceiling spotlights and power points. Doors to further accommodation, open doorway to:

Living Dining Kitchen having UPVC double glazed windows to sides and full height windows alongside French doors to rear aspect; a good range of storage units to base and wall levels, 1 1/2 bowl sink and drainer set to bevel edge worktop, Flavel range cooker beneath extractor canopy. Tiled floor, radiator, TV point, ceiling lights and power points.

Utility with uPVC double glazed window to side aspect; space and connections for washing machine and dryer, wood floor and ceiling light. Door to:

Cloakroom with low level WC, corner wash hand basin, wood effect flooring and wall mounted *Wallstar LPG gas fired boiler*.

Conservatory having uPVC double glazed windows to side and rear, French doors to rear, windows to ceiling; tiled floor, radiator and power points.

Lounge having uPVC double glazed windows to front and side aspect; log burning stove on tiled hearth with exposed brick firebox, oak flooring, radiators, TV point, and power points.

Snug / Office with uPVC double glazed window to front aspect; log burning stove on tiled hearth with exposed brick surround, oak flooring, radiator, ceiling light and power points. Door to:

Front Lobby with uPVC double glazed window to side aspect; carpeted staircase with oak hand rail, tiled floor, ceiling light.

First Floor -Gallery Landing with uPVC double glazed window to side aspect; oak flooring, loft access hatch, radiator, ceiling light. Doors to first floor accommodation.

Master Bedroom having uPVC double glazed windows to sides, full height windows and French doors to Juliette balcony to rear aspect; carpeted floor, radiator, ceiling and wall lights and power points. Door to:





En-suite Shower Room having uPVC double glazed window to side aspect; walk in shower cubicle with tile surround, pedestal wash hand basin and low level WC. Tiles to half height to walls; and to floor, radiator with towel rail and ceiling spotlights.

Bedroom 2 with uPVC double glazed windows to side and rear aspects; oak flooring, mirror fronted built in wardrobe space, radiators, ceiling lights and power points.

Bedroom 3 with uPVC double glazed window to front aspect; oak flooring, radiator, ceiling light and power points.

Bedroom 4 / Dressing Room with uPVC double glazed window to front aspect; built in wardrobe storage space, oak flooring, radiator, ceiling light and power points.

Family Shower Room having uPVC double glazed window to side aspect; walk in shower cubicle with board surround, pedestal wash hand basin and low level WC. Oak flooring radiator with towel rail, built in storage space and ceiling light.

OUTSIDE

The property is approached to the front via a gravelled driveway, which sweeps around to the **Store** – with light and power; and large open **Carport / Storage** space.

The garden is predominately laid to lawn, sweeping around the front, side and rear of the property. Contained by mature hedging and with established flowers, trees and shrubs, the garden is private and looks out across the rolling hills set to a patchwork or arable farmland beyond. To the rear, leading off the extension, is a paved patio seating space.

East Lindsey District Council – Tax band: C

ENERGY PERFORMANCE RATING G

LPG central heating. 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.

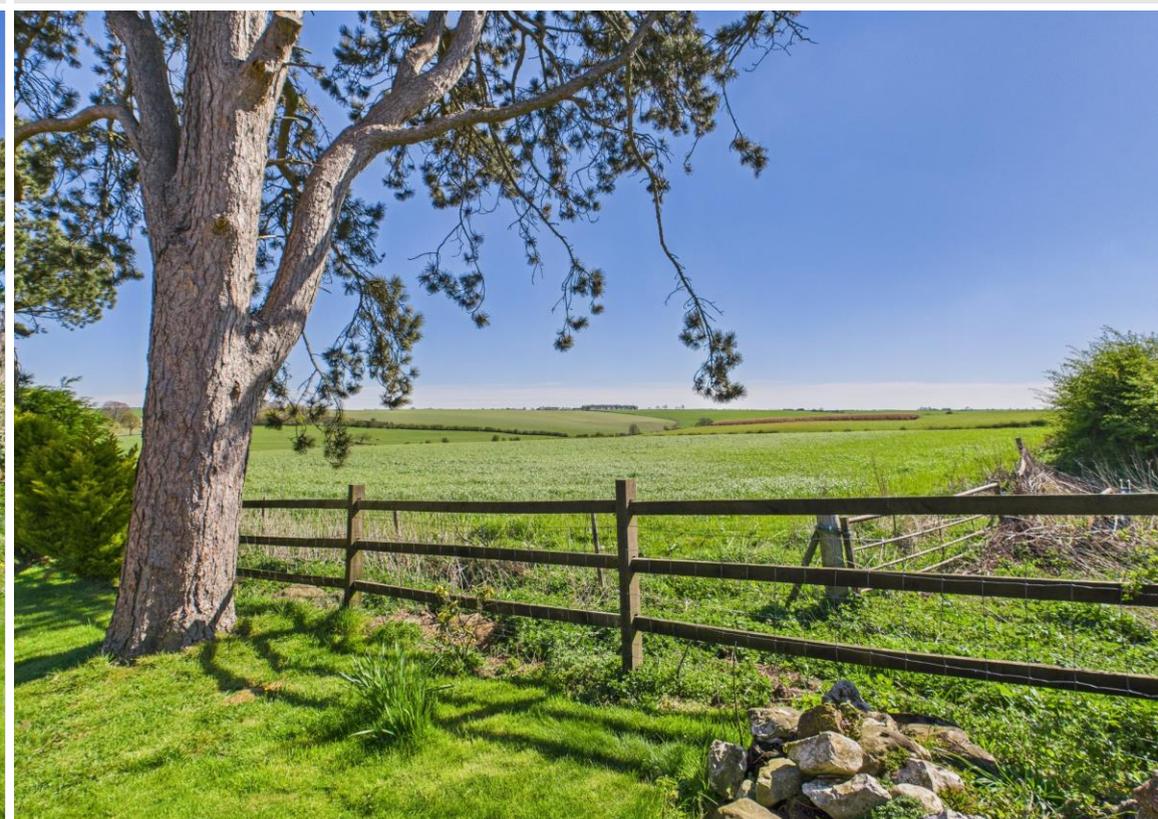
VIEWING: By arrangement with the agent's Horncastle Office
Old Bank Chambers, Horncastle. LN9 5HY
Tel: 01507 522222

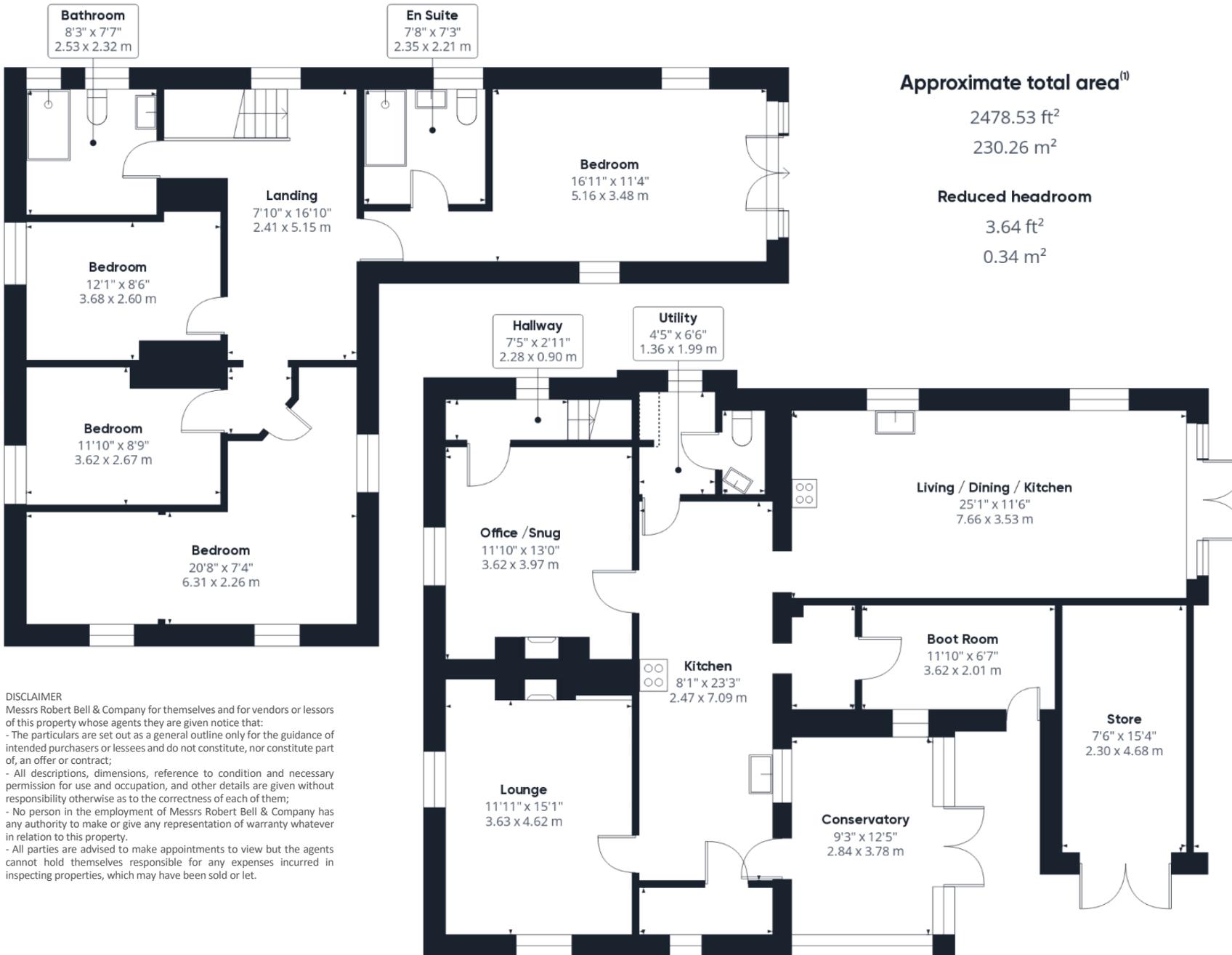
Email: horncastle@robert-bell.org;

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Brochure prepared 22.04.2025







Approximate total area⁽¹⁾

2478.53 ft²
230.26 m²

Reduced headroom

3.64 ft²
0.34 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 are based on RICS IPMS 3C standard.

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