



47 West Street

Horncastle, Lincolnshire. LN9 5JE

BELL



47 West Street, Horncastle

A quite charming and substantial period house dating from circa 1860 with later (1890) extension, located close to the centre of town within the conservation area. The property was fully modernised in 2012 with a full thermal upgrade to the building regulations of the time so offers comfortable modern living in a period exterior. The property retains many original features, sash windows to the front aspect and plenty of internal period features- delightful flourishes to this spacious family home.

Externally there is a beautiful walled garden to the rear and unusually for a town centre location off road parking for up to four vehicles.

ACCOMMODATION

Hallway with wooden single glazed main entrance door, staircase up to half landing and first floor, wood panelling to third height to walls, limestone floor, radiator, ceiling light with ornate ceiling rose (as with further ceiling lights to downstairs accommodation) telephone point and multiple power points. Oak doors to further downstairs rooms including:

Sitting Room having wood single glazed sash window to front with internal secondary aluminium frames glazing, single glazed wood window to side to dining room; wood burning fire with relief decoration on stone tile stand and with mantel surround, solid oak flooring, radiator, TV point, ceiling light and multiple power points.

Family Room having wood double glazed French doors to rear, opening out to patio and rear garden with wood double glazed sash window to side aspect; double glazed skylight to part sloping ceiling above extended section of the room. Villager wood burning stove atop curved brick stand with tiled hearth and firebox, wood surround. Built in storage cupboard with TV stand space above and TV connection, solid oak flooring, radiator, ceiling light and multiple power points. Door through to:





Dining Room having wood single glazed bay window to front with built in folding shutters with feature fleur de lis decoration, wood doors to storage space beneath and secondary sealed glazing installed. Stone tile stand with exposed brick firebox and stone overmantel, exposed beam with ceiling light, full height column radiators, limestone tiled floor and multiple power points. Wood panelling to doorways, wood double glazed obscure door to sides and open archway to:

Kitchen having wood double glazed sash window to front aspect; farmhouse style kitchen with a good range of oak units to base and wall levels including glazed display shelf unit, ceramic 1 1/2 sink and drainer inset to roll edge worktop. Rangemaster stove beneath extractor canopy with polished tile splash backs to walls, space and connections for upright fridge freezer and undercounter dishwasher. Limestone tiles to floor, inset ceiling spotlight fittings and multiple power points. Built in store cupboard housing wall mounted gas fired Worcester Bosch boiler and Gledhill water cylinder

Step down from hallway to tiled floor, leading to:

Cloakroom comprising high level WC, wash hand basin, third height wall tiles, ceiling light, wall mounted heated towel rail, tiled floor. Built in under stairs storage space.

Utility Room with wood double glazed obscure door to rear storm porch, skylight to side to part sloping ceiling, a good range of storage space to full height and wall levels. Armitage Shanks ceramic butler's sink inset to square edge worktop, space and connections for washing machine, freezer and dryer. Central column to exposed wood ceiling beams, tiled floor, wall mounted electric heater, ceiling spotlights and multiple power points,



Half Landing with, single glazed coloured window to rear aspect; built in storage cupboard, wood panelling to third height to walls, further larger built in storage space with light to ceiling and window to side. Stairs continuing to:

First Floor

Gallery Landing with solid wood floor, built in storage cupboard, wood panelling to third height to walls, radiators, loft access hatch, ceiling light and power point. Doors to first floor accommodation.

Bedroom 4 (currently home office) with wood single glazed sash window to front with internal secondary glazing; solid wood floor, radiator, ceiling light and multiple power points.



Bedroom 2 with wood single glazed sash window to front with internal secondary glazing; built in storage space, radiators, solid wood floor, ceiling light and multiple power points.

Bedroom 3 with wood double glazed sash window to rear, overlooking garden; built in wood shelves to alcove space, built in storage space, wood style cushioned flooring, radiator, ceiling light and multiple power points.

Family Bathroom having wood double glazed sash window to rear aspect; Free standing bath on ball and claw feet with central taps plus shower attachment over, corner curved shower cubicle with Mira shower over, mermaid board surround, pedestal wash hand basin and low level WC. Wood panelling to third height to walls, soft-feel tile-effect flooring, sloping ceiling in part with spot light fittings, floor standing column radiator with chrome towel rail attachment and Airflow icon fan.

Master Bedroom having wood single glazed sash window to front with internal secondary glazing, wood single glazed windows to oriel window to side; surrounding seat area which enjoys sunlight throughout the afternoon and evening, built in wardrobe storage space to walls, solid wood floor, feature fireplace, exposed ceiling beam, ceiling lights and multiple power points. Part glazed door to:

En suite comprising, shower cubicle with mermaid board surround, Mira shower fitting, low level WC, pedestal wash hand basin. Sloping ceiling in part with light fitting, wood style laminate flooring and Airflow icon extractor fan

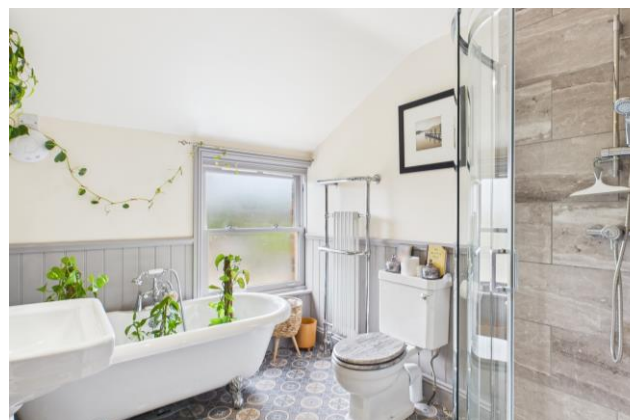
East Lindsey District Council – Tax band: C

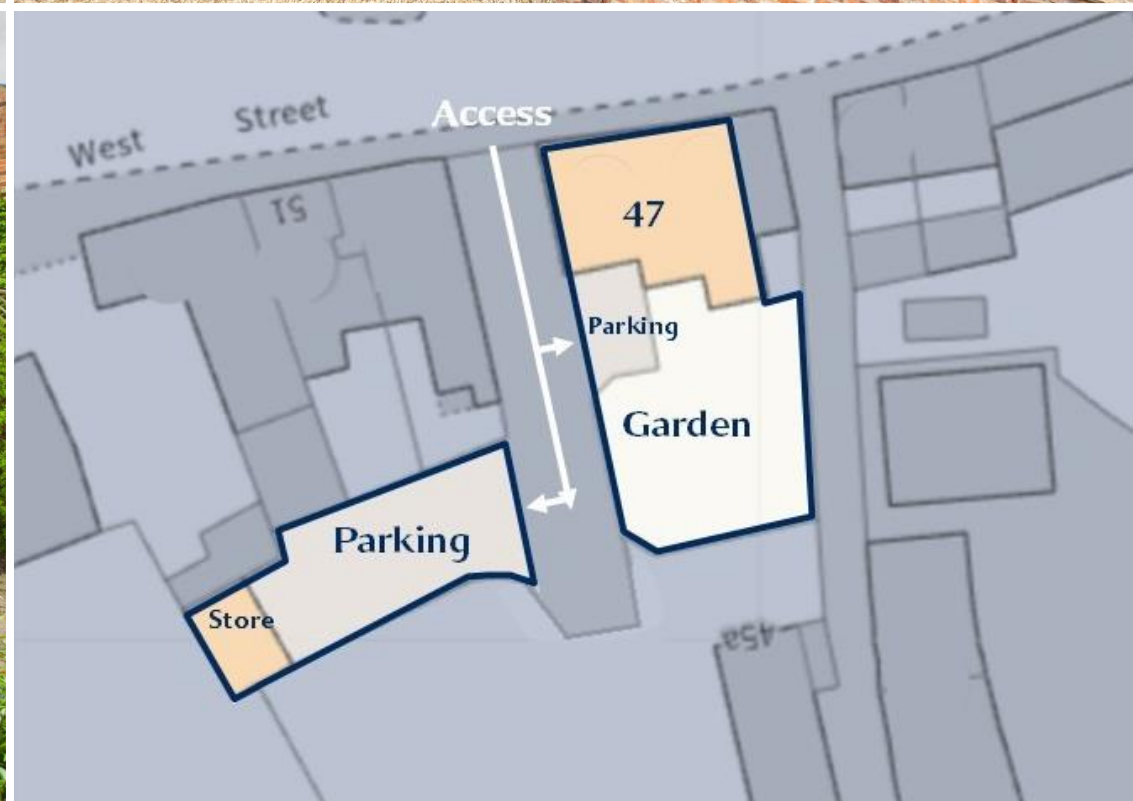
ENERGY PERFORMANCE RATING: C

SERVICES: With Gas central heating, mains electrics, water, gas and drainage. 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;
Website: <http://www.robert-bell.org>

Brochure prepared 25.04.2025





OUTSIDE

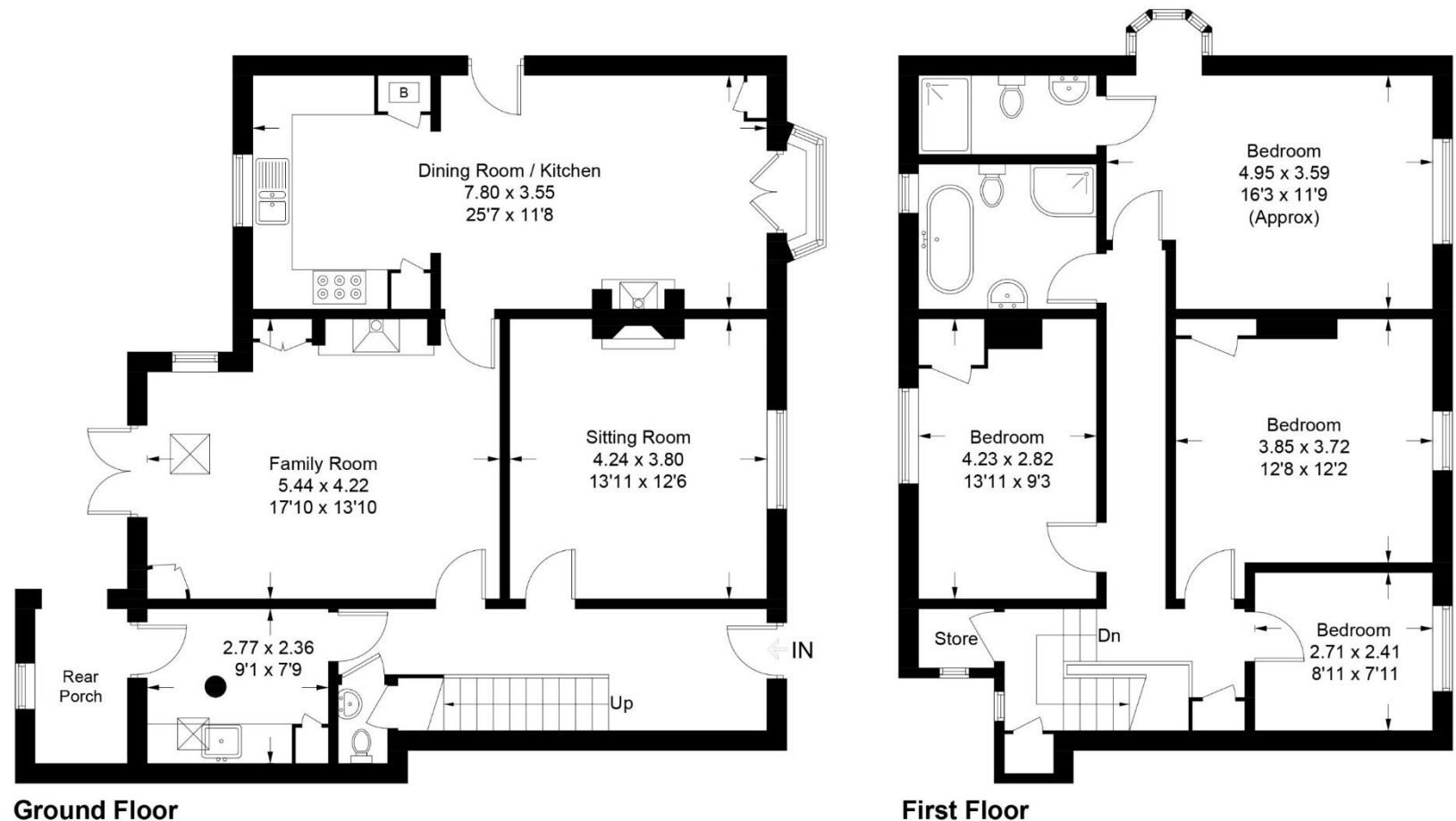
The property is accessed from West Street, with concrete driveway running alongside down to the fenced gravel parking area, with space for multiple vehicles and a useful **outbuilding/store (12'5" x 18'5")**.

Pedestrian access is available up the driveway and down the brick paved path to the gate leading to the rear courtyard style garden, contained by walls to sides and rear, ensuring a dog and child friendly space. The area immediately off the property is paved providing a south facing seating area and leading to the brick storm porch to the rear (utility room) door.

The garden is predominantly laid to lawn with established flowerbeds/borders. The paving curves to form a path down the curved side of the garden, to further paved seating area with plant bed space. Outside the garden wall is a gravel area with room for bin storage and a further parking spaces. The garden faces south.

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Approximate Gross Internal Area = 167.3 sq m / 1801 sq ft



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.

DISCLAIMER

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