



BRITISH
PROPERTY
AWARDS

2024

★★★★★

GOLD WINNER

ESTATE AGENT
IN HORNCastle



The Barn

45A West Street, Horncastle. LN9 5JE

BELL



The Barn, 45A West Street Horncastle

45A West Street is a recently completed Barn conversion, enjoying a Southerly aspect out onto the River Bain, providing versatile accommodation with potential for reconfiguration. With classic features including exposed brickwork and ceiling beams throughout, the property boasts a generous garden, with lawned, flower beds and gravelled parking spaces plus a wealth of patio seating options, and a riverside balcony – all to a convenient, yet quite and private, town centre location.

Horncastle has a range of amenities including supermarkets, post office, doctor's surgery, banks, leisure centre and a range of local shops and cafes. From the market place runs a regular bus service to the county capital of Lincoln and the coastal resort of Skegness; 21 miles away in opposing directions.

ACCOMMODATION

Entrance Hallway having wood front entrance door, carpeted staircase with oak spindle and balustrade to first floor, tiled floor, connection for electric heater, ceiling light and power points. Doors to ground floor accommodation including:

Living Room having wood double glazed patio doors and windows to front, window to rear aspect; log burning stove to exposed brick surround with tile stand; stone mantle, wood effect tiled flooring, connections for electric heater, TV point, ceiling lights and power points. Wood double glazed French doors with windows alongside, opening to: Riverside Balcony contained by iron railing with alcove storage space and wall lights.





Utility having storage units to base and wall levels, sink and drainer set to roll edge worktop with space and connection for under counter washing machine. Tiled floor and ceiling spotlight.

Shower Room having wood double glazed window to rear aspect; walk in shower cubicle with tiled surround, wash hand basin inset to storage unit, high level WC, tiled floor and ceiling spotlights.

Office with wood double glazed window to front aspect; tiled floor, electric heater, ceiling light and power points.

First Floor

Landing with carpeted floor, skylight to rear and wall light. Steps up to:

Kitchen having wood double glazed window to front aspect; a good range of storage units to base and wall levels plus full height cupboards, ceramic butler sink set to roll edge oak worktop with space and connections for upright fridge-freezer, classic deluxe range cooker beneath extractor canopy. Vinyl flooring, ceiling lights and spotlights over units and power points. Wood glazed door to:

Lounge (potential for separation to provide further bedroom) having wood double glazed windows to front and rear; patio door to Juliet balcony to side and skylight to rear aspect; wood style laminate flooring, electric heater, ceiling lights, TV point and power points.

Bedroom 1 with wood double glazed windows to front and rear aspects; carpeted floor, built in storage space alongside dressing area, electric heater, ceiling lights and power points. Door to:

En-suite Bathroom having free standing ball & claw style bath, pedestal wash hand basin and low level WC. Tile effect flooring, heated towel rail, skylight to rear and ceiling spotlights.





OUTSIDE

The property is approached from West Street; up gravelled approach and through five bar vehicle gates to a sweeping open drive - providing ample parking for multiple vehicles. Circling a brick-edged turnaround with flowers and shrubs established, the drive continues to a lean-to store at the rear and the **Integral Garage**, with another **Garage** currently partitioned into workshop and storage spaces.

Leading across the front of the property is a generous paved patio seating space, basking in the sun, while a shaded spot to the side offers cooler outside hosting room. Set with mature borders and green hedging to ensure a private setting, the garden is complete with a generous south-facing lawn; with further seating space and running down the riverside.

East Lindsey District Council – Tax band: C
ENERGY PERFORMANCE RAITNG- tbc

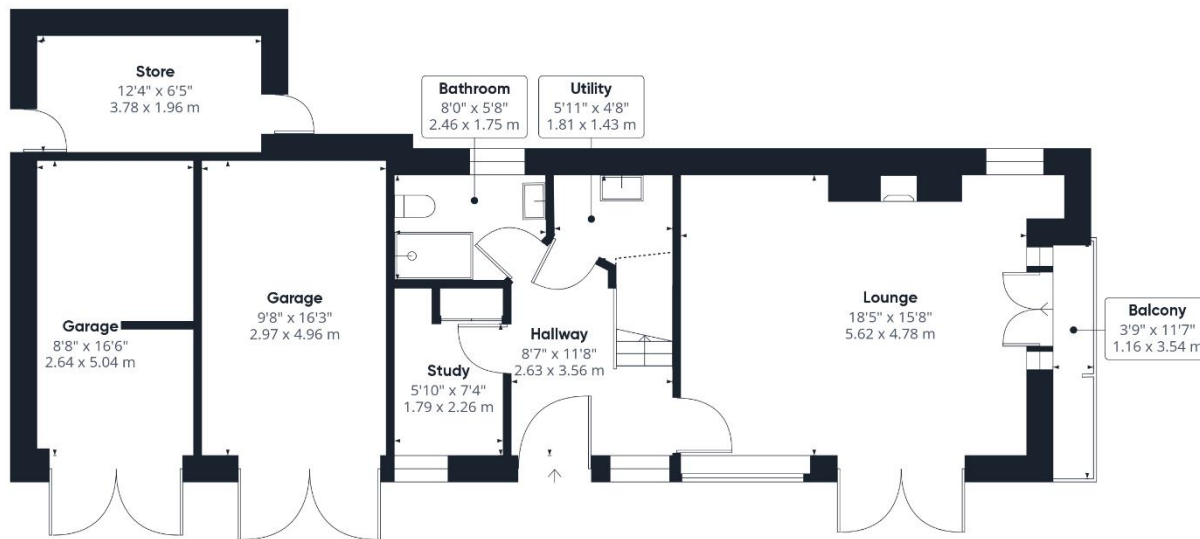
SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Horncastle Office
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 Email: horncastle@robert-bell.org;
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Brochure prepared 29.04.2025







Approximate total area⁽¹⁾

1711.68 ft²
159.02 m²

Balconies and terraces

38.75 ft²
3.6 m²

Reduced headroom

4.47 ft²
0.41 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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DISCLAIMER

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