



BRITISH
PROPERTY
AWARDS

2024

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN HORNCASTLE



Barnaby Cottage
Moat Lane, Old Bolingbroke, Spilsby, Lincolnshire. PE23 4HH

BELL



Barnaby Cottage

Old Bolingbroke

Barnaby Cottage is a two-bedroom, semi-detached property with garden, garage and further land plus parking opposite, to the heart of this historic village. With generous living and kitchen spaces to the ground floor, the property comes to the market with NO ONWARD CHAIN.

Home to the ruins of Bolingbroke Castle, birthplace of King Henry IV, Old Bolingbroke sits in a picturesque valley between surrounding hills offering beautiful countryside walks. The well serviced market town of Spilsby lies three miles away, with the larger towns of Horncastle, Boston and Skegness all within convenient distance.

ACCOMMODATION

Living Room having wood windows to front and side aspects; exposed brick fireplace, carpeted floor, radiator, wall lights, TV point and power points. Door to:

Dining Kitchen having wood windows to sides and rear aspects; a good range of units to base and wall levels with sink and drainer set to roll edge worktop. Tiled floor, radiators, ceiling spotlights and under cabinet lighting, power points. Wood windowed door to rear.

Up carpeted stairs with hand rail to:

First Floor Landing with carpeted floor, ceiling lights. Doors to first floor accommodation.

Bathroom having wood window to rear aspect; panel bath, separate shower cubicle with electric Triton shower over, pedestal wash hand basin and low level WC. Tiles to walls and floor, heated towel rail and ceiling spotlights.

Bedroom 1 with wood sash windows to side and rear aspect; carpeted floor, radiator, ceiling light and power points.





Bedroom 2 with wood sash window to front aspect; carpeted floor, built in storage spaces, radiator, ceiling light, loft access hatch and power points.

OUTSIDE

The property is approached on foot through pedestrian gate and up path to the front door. A brick paved driveway meanwhile, leads through vehicle gates to provide off road parking and continues to the **Garage** with double doors to front, wood window to rear, WC to side space; wood door to side. Alongside the garage, to the rear of the property, is a brick paved courtyard style rear garden with raised plant beds to the border and the Church to the north side.

To the side of the property is a lawned garden, contained by hedging to the front and with mature flowers set.

Opposite the property is further land, contained by hedging and offering further parking plus a covered garage in need of refurbishment.

East Lindsey District Council – Tax band: A

ENERGY PERFORMANCE RATING: tbc

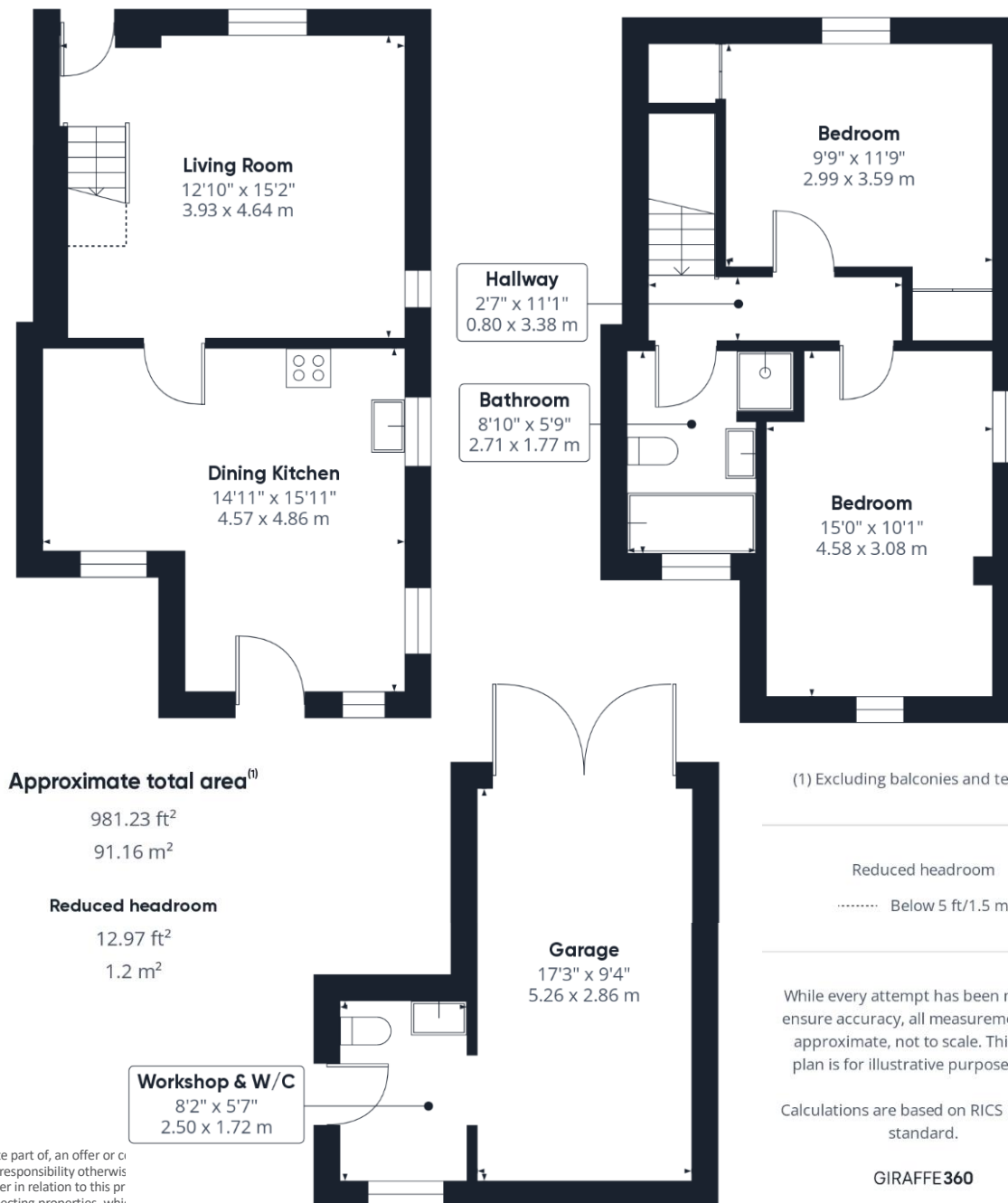
SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Horncastle Office...

Old Bank Chambers, Horncastle. LN9 5HY.
Tel: 01507 522222;
Email: horncastle@robert-bell.org;
Website: <http://www.robert-bell.org>

Brochure prepared 29.04.2025





DISCLAIMER

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:
 - The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
 - All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise.
 - No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.
 - All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which



Old Bank Chambers, Horncastle. LN9 5HY
 Tel: 01507 522222
 Email: horncastle@robert-bell.org

www.robert-bell.org

