



BRITISH
PROPERTY
AWARDS

2024

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN HORNCASTLE



Hill Top Cottage
Toft Hill, Tumby, PE22 7TB

BELL





Hill Top Cottage

Toft Hill, Tumbly

Hilltop Cottage is a three bedroom, detached family home with garaging and a stable block; occupying an acre of mature grounds. Conveniently located for the town of Horncastle and well-serviced villages of Tattershall and Coningsby, the property comes to the market with NO ONWARD CHAIN.

The accommodation comprises: hall, lounge, dining kitchen, utility, first floor landing, 3 bedrooms and bathroom – the front enjoying views across the arable farmland opposite and the rear looks over the acre (sts) grounds.

ACCOMMODATION

Entered to the front through uPvc double glazed obscure door to

Utility – with light to ceiling, space and connections for washing machine, dryer and fridge-freezer, tiled flooring, multiple power points, wood doors to storage space, wood door to...

Dining Kitchen – with uPvc double glazed windows to front and rear, lights to ceiling, good range of storage units to base and wall levels, sink and drainer set to roll edge worktop surface, tiled flooring, radiator, wood door to...

Rear Lobby – with light to ceiling, uPvc double glazed obscure door to rear, carpet, stairway to first floor, wood door to...

Living Room – with uPvc double glazed windows to front and rear, lights to ceiling and wall, electric fire with tiled stand and wood surround, tv point, multiple power points, radiators, carpet.

First Floor Landing – with light to ceiling, loft access hatch, carpet, wood doors to bedrooms and bathroom.

Bedroom One – with uPvc double glazed windows to rear, light to ceiling, carpet, radiator, multiple power points.





Bedroom Three – with uPvc double glazed window to front, light to ceiling, carpet, radiator, multiple power points.

Bathroom – with uPvc double glazed obscure window to front, light to ceiling, low level W/C, pedestal sink, panel bath with bristan electric shower over, vinyl flooring, wood door to storage space, radiator.

Bedroom Two – with uPvc double glazed windows to rear, light to ceiling, carpet, radiator, multiple power points, built in bank of wardrobe storage spaces and dressing table.

Outside

The property offers mature grounds, largely laid to laid with a range of mature shrubs, trees and flowers throughout. Contained by hedging, the land comprises a square plot extending westward from the property, and enjoying sunlight throughout the day.

Leading off the driveway is a hardstanding parking space, open **triple car port** with adjacent **workshop/store** and a **stable block trio**.

East Lindsey District Council – Tax band: tbc

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...

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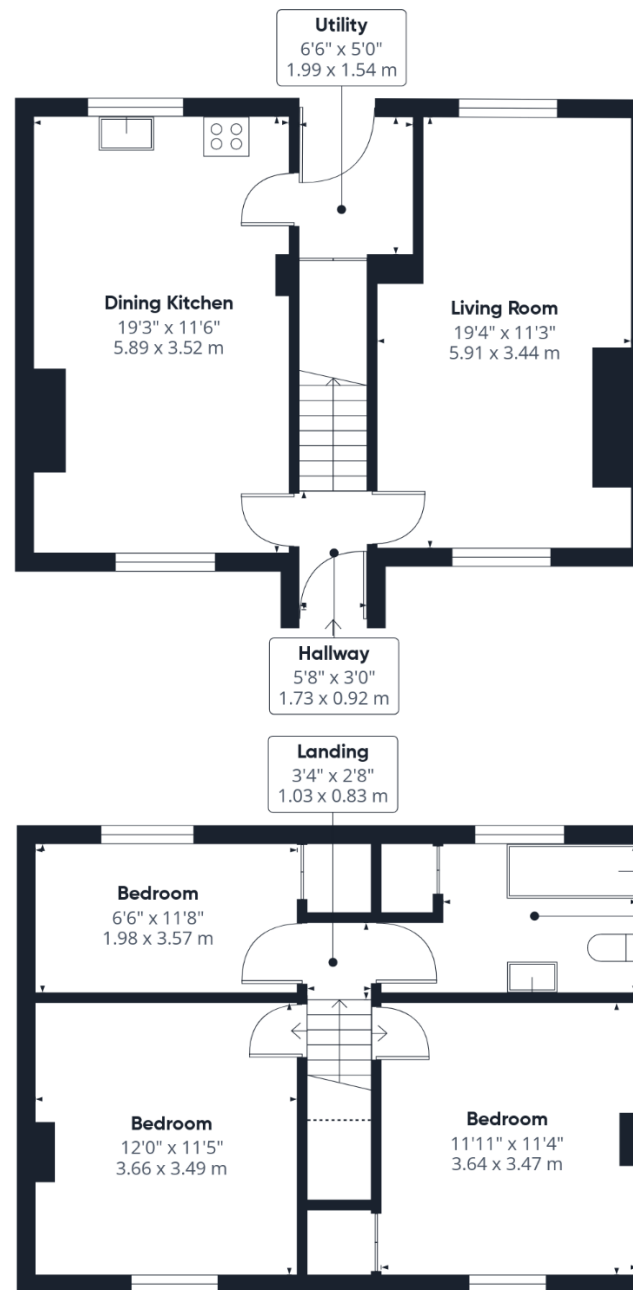
Brochure prepared 12.05.2025







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Approximate total area⁽¹⁾

947 ft²
87.8 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.

GIRAFFE360



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