



BRITISH
PROPERTY
AWARDS

2024



GOLD WINNER

ESTATE AGENT
IN HORNCASTLE



Fig 3.8. Proposed view 4 - view of elevation E and SE as seen from the neighbouring field.



Old Ash Barns

Chapel Lane, High Hammeringham, Horncastle, LN9 6PE

BELL



A unique opportunity to acquire a detached traditional farmhouse standing in a beautiful elevated hillside position in a real 'get away from it all location' with no near neighbours and in grounds of approx. 0.93 acres, having open countryside views in all directions with highlights including Lincoln Cathedral and Boston Stump on the horizon.

As the property requires a comprehensive scheme of refurbishment the present owners have been granted Full Planning Permission for the replacement of the current house and buildings with a more contemporary and stylish property in an 'L' shaped range, the proposed accommodation comprising: Main house with a spacious hall, living kitchen, storage area, 2 ground floor bedrooms, one with an ensuite and the other with a 'Jack and Jill' bathroom, first floor landing, study, bedroom and ensuite, a glazed link leads to The annex with living kitchen, 2 ground floor bedrooms, one with ensuite and the other with a 'Jack and Jill' bathroom, walled garden and stairs to first floor bedroom with ensuite.

Externally there are presently a range of brick and pantile outbuildings, a storage container and the grounds are fully fenced with hand and vehicle gates giving access to the grounds.

Current accommodation comprising of:

Entrance hall

Having a wooden entrance door, stairs to first floor, wainscot wall cladding to dado, coat hooks, door into inner hall and further door into

Sitting room with a uPVC double glazed front window and 2 wooden single glazed side windows, wood burning stove in fireplace surround, TV point.

Inner hall with a door into

Dining room with a wooden double-glazed front window, tiled open fireplace, door into

Store with wooden single glazed front door and window.

Rear hall being 'L' shaped with a wooden single glazed door into

Rear porch with single glazed windows, exterior door and corrugated iron roof.

Kitchen with cupboards and shelves single drainer sink, Rayburn Royal cast iron range, space for electric oven, tiled floor and Upvc double glazed rear window.

Pantry with shelving and single glazed rear window.





Utility room with space and plumbing for washing machine, dog shower cubicle with raised base and electric shower, 2 wooden doors into store rooms, wooden single glazed rear window and door into a lean to rear single glazed storm porch.

First floor landing being split level with a corridor and door onto a steep ladder which leads to the attic space.

Bedroom 1 with wooden single glazed front and side windows.

Bedroom 2 with uPVC double glazed front window and airing cupboard housing the hot water cylinder.

Bedroom 3 with wooden single glazed side and rear windows and sloping ceiling to 4'0".

Bedroom 4 with wooden single glazed rear window and sloping ceiling to 4'4".

Bathroom having an enamelled bath, WC., wash hand basin, wall cladding, wooden single glazed rear window and sloping ceiling to 4'4".

Exterior

Having a fully fenced perimeter and accessed via a hand gate and a pair of vehicle gates which open onto the rear grounds of the property which are fully laid to grass with mature trees and some perimeter hedging, which affords the property the stunning views. There is a large steel storage container in the centre of the grounds. To the rear of the property there is a workshop and log store. To the side of the property is a range of brick and pantile buildings comprising: a storage barn with loft store over, 3 stables and a tack room. Garden pond and outside tap.

Planning

Full planning permission, No. S/075/00011/22 was granted by East Lindsey District Council on 3rd March 2022, with the development to be begun not later than the expiration of four years beginning with the date of the permission. The approval has been granted for the demolition of the existing house and part of the existing outbuildings, and the building of a stylish and contemporary two storey dwelling with attached two storey annex. Copies of the planning permission are available to download from the East Lindsey District Council planning portal or directly from the selling agents, Horncastle office.

East Lindsey District Council – Tax band: B

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.

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Email: lhorncastle@robert-bell.org;

Website: <http://www.robert-bell.org> Brochure prepared 01.07.2025



Fig 3.3 Existing Site Plan

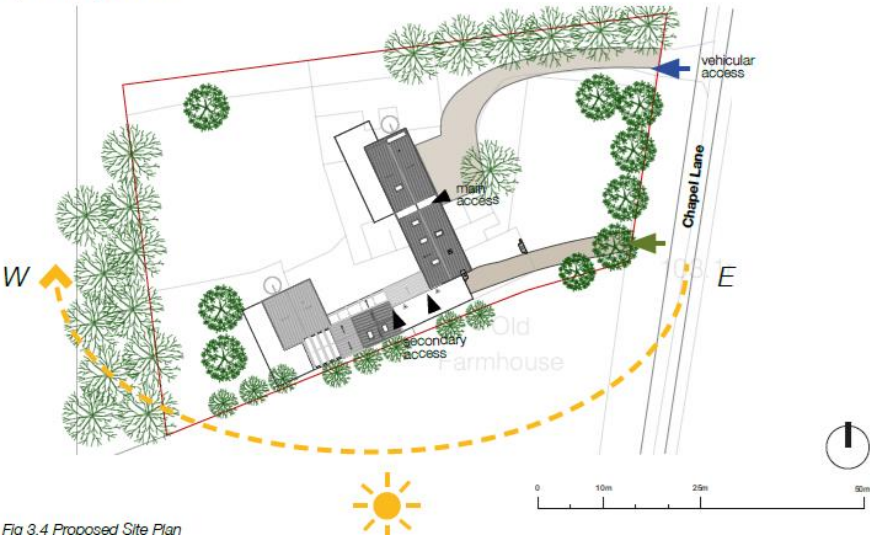


Fig 3.4 Proposed Site Plan

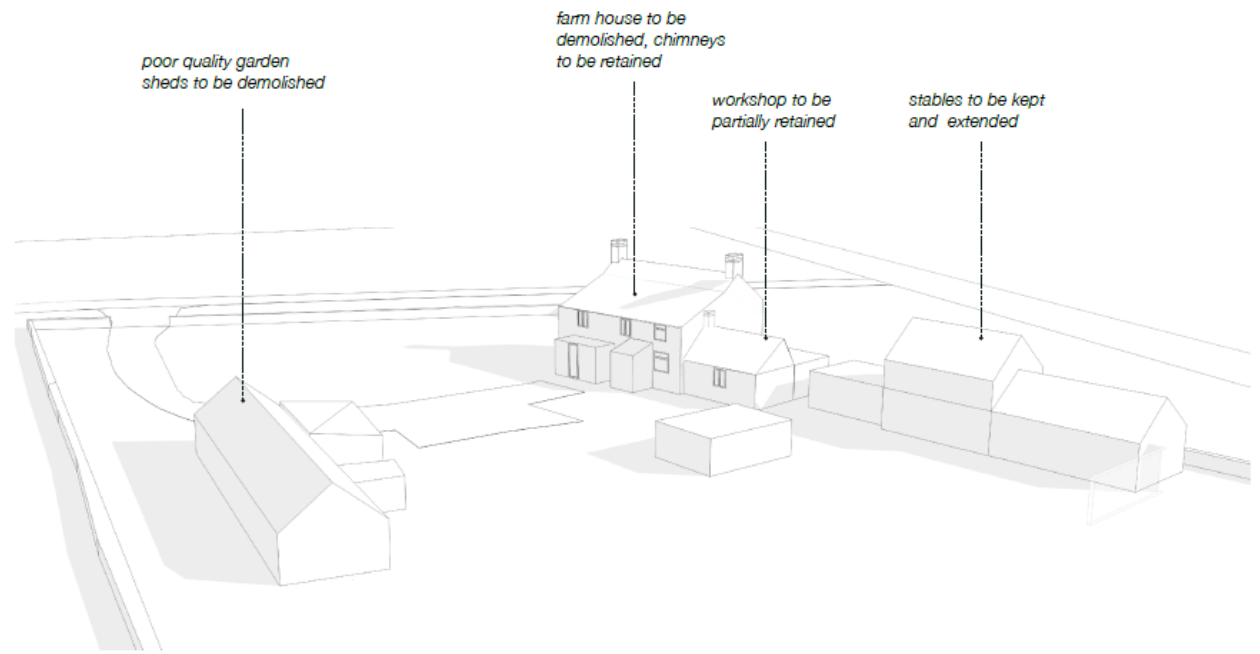
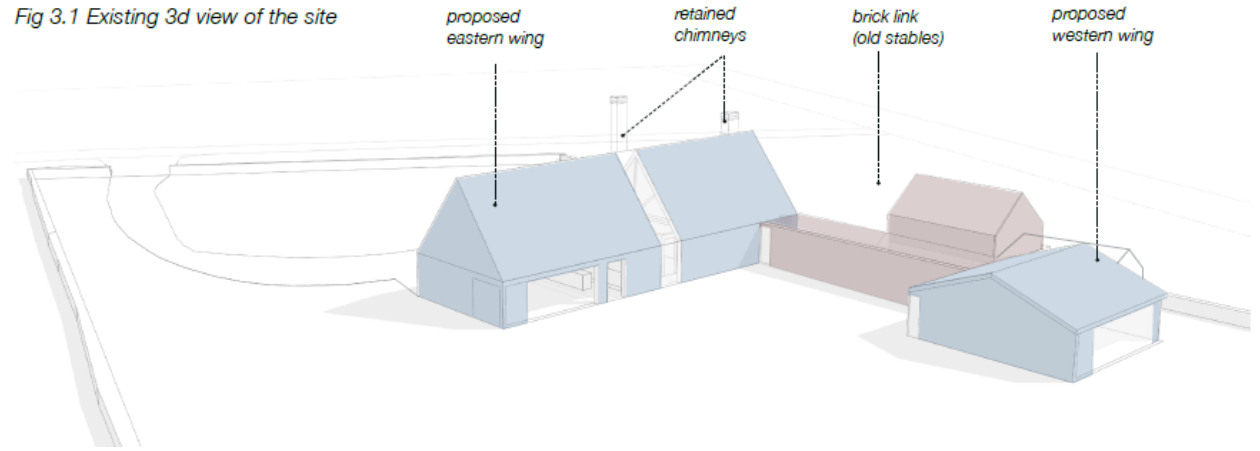


Fig 3.1 Existing 3d view of the site



Old Ash Barns

Approximate Gross Internal Area

Ground Floor = 87.3 sq m / 940 sq ft

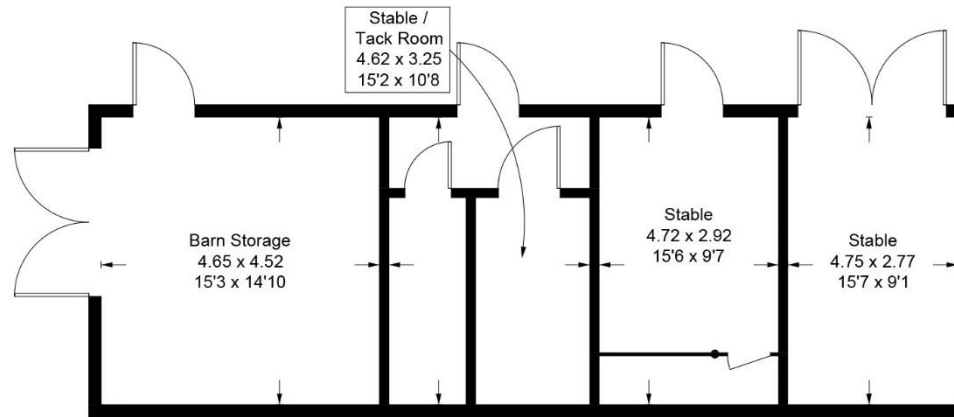
First Floor = 69.1 sq m / 744 sq ft

Outbuilding Ground Floor = 64.4 sq m / 693 sq ft

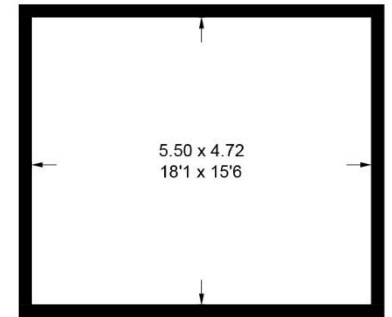
Outbuilding First Floor = 25.6 sq m / 275 sq ft

Workshop = 23.3 sq m / 251 sq ft

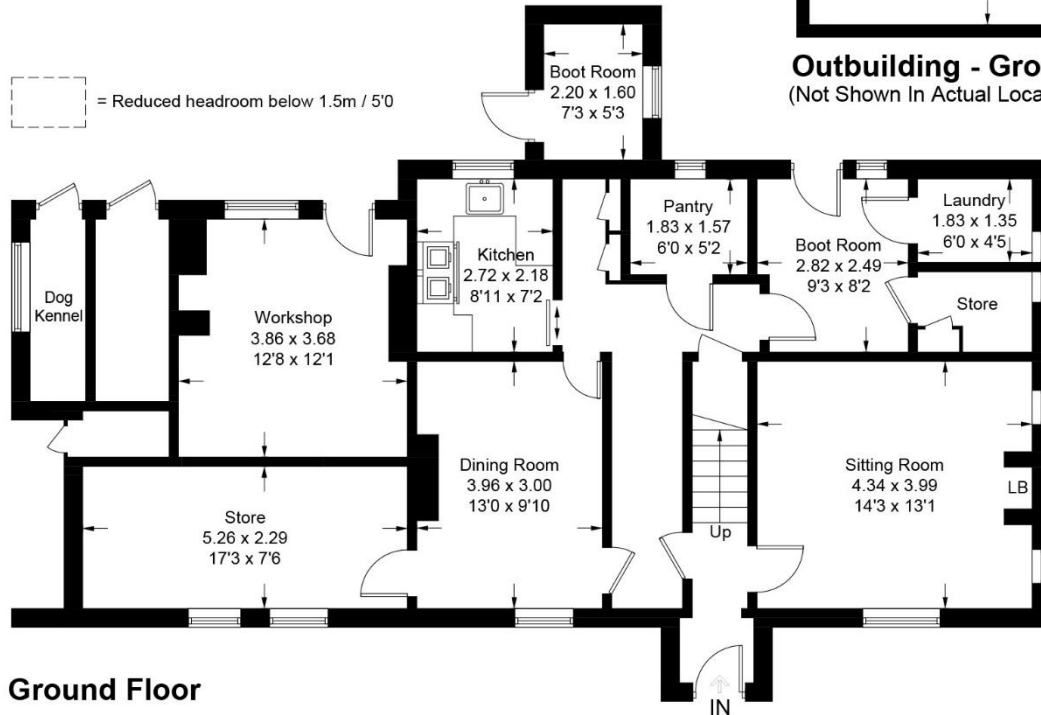
Total = 269.7 sq m / 2903 sq ft



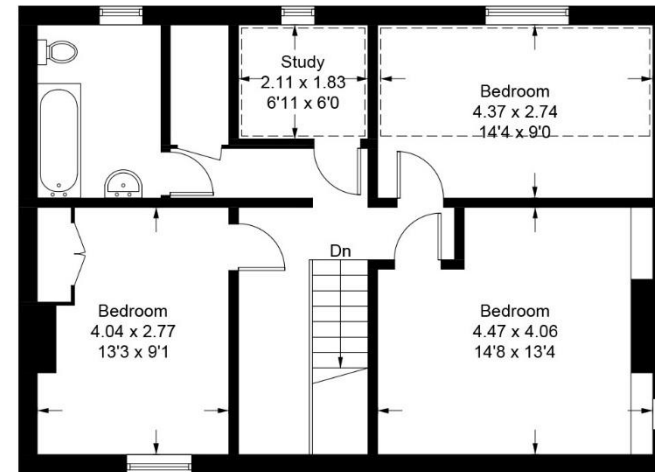
Outbuilding - Ground Floor
(Not Shown In Actual Location / Orientation)



Outbuilding - First Floor
(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.

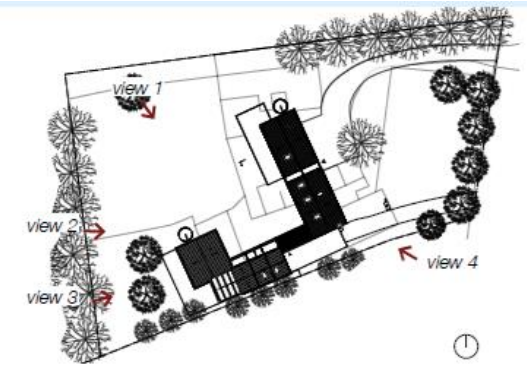


Fig 3.5 Proposed view 1 - elevation NW, eastern and western wings connected with a brick link.



New design having previously been accepted by Grand Designs and designed by renowned architect Marta Nowicka

Fig 3.6. Proposed view 2- elevation W - eastern and western wings as seen looking East.

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