



BRITISH
PROPERTY
AWARDS

2024

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GOLD WINNER

ESTATE AGENT
IN HORNCASTLE



Tumby Lawn

Tumby, Boston, Lincolnshire. PE22 7TA

BELL



Tumby Lawn

Tumby, Boston

Tumby Lawn is a 19th Century country Manor house, boasting approx. 6000 sq ft of internal floor area alongside substantial outbuildings to side courtyards; stables, paddock space and formal gardens – the plot totalling 8.5 acres (sts). The property requires a scheme of renovations.

Providing ample space to meet the needs of potential purchasers, much of the reception and bedroom space is versatile – currently the property is laid out with ten bedrooms; six reception rooms plus dining kitchen, and four bathrooms. On offer is the opportunity for multigenerational living, and a lifestyle change, with the grounds suitable for a wealth of uses, including equestrian; or to support holiday accommodation (subject to the necessary consents) or similar. A scheme of updating is required.

The property is conveniently located for the town of Horncastle and well-served villages of Tattershall and Coningsby, providing a wealth of social, shopping and educational facilities.



ACCOMMODATION

The property is entered to the front, beneath Storm Porch with attractive column supports, to the Entrance Hallway, with double fronted stove, and leading through to ground floor accommodation.

This includes a front-facing Home Office/Snug, the generous Drawing Room with double aspect and fireplace and a large Sitting Room, again dual aspect with internal shutters to full height windows; and enjoying another fireplace.



A Side Hallway, laid with stone flooring, leads to the Dining Kitchen, continuing to the Garden Room with full height windows to side and rear, leading out to the patio. The ground floor continues with a side lobby, accessing the driveway and with doors to the remaining ground floor accommodation, which includes a Music Room, Games Room, and access to the Basement – with four storage spaces.

The property continues up partially carpeted stairs to the split landing, the lower part leading to a Bathroom with wash basin and WC; and a Bedroom with rear aspect. There are then five further Bedrooms, and a staircase down to the side lobby.

The higher-set landing leads to further four Bedroom spaces - including one with side aspect and adjacent dressing room.

OUTSIDE

The property is approached via a double-ended driveway, leading to the front door and two courtyard spaces. A mature pond sits to the north side of the property; with mature trees set to and around it. Rough woodland space completes the front of the plot.

The larger yard leads to brick and slate outbuildings, comprising: a Wood Store, further large Store and old Washhouse to one side; Double Garages, Workshop and Log store to the other. Between this and the house is nestled a smaller courtyard, with access to the former Stables, Fuel store and Coach House.

The garden sweeps across the rear, with paved patio seating; lawn space and mature wildflower beds with mature trees and a meandering, brick edged path down to the timber Summerhouse.

To the side is an equestrian space with fenced paddocks and timber stables, alongside lawns and mature trees and shrubs.

East Lindsey District Council – Tax band: G

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.

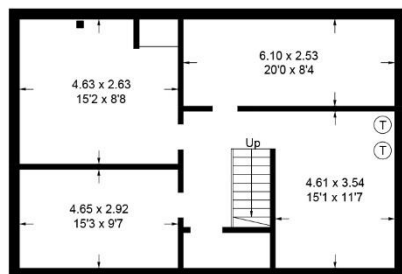
VIEWING: By arrangement with the agent's Horncastle Office...

Old Bank Chambers, Horncastle. LN9 5HY.
Tel: 01507 522222;
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Website: <http://www.robert-bell.org> Brochure prepared 19.08.2025

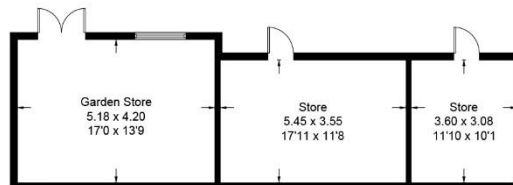


Tumby Lawn

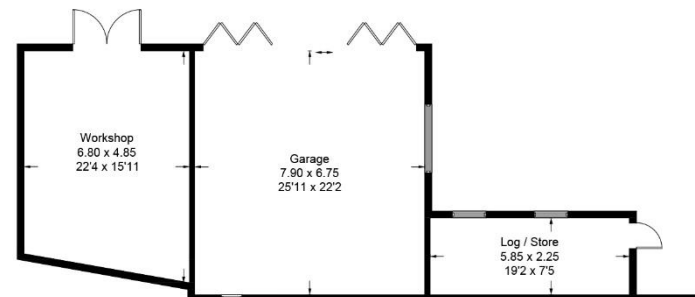
Approximate Gross Internal Area
 Basement = 80.3 sq m / 864 sq ft
 Ground Floor = 281.2 sq m / 3027 sq ft
 First Floor = 271.4 sq m / 2921 sq ft
 Outbuildings = 149.9 sq m / 1613 sq ft
 Total = 782.8 sq m / 8425 sq ft
 (Excluding Alfresco Dining Area)



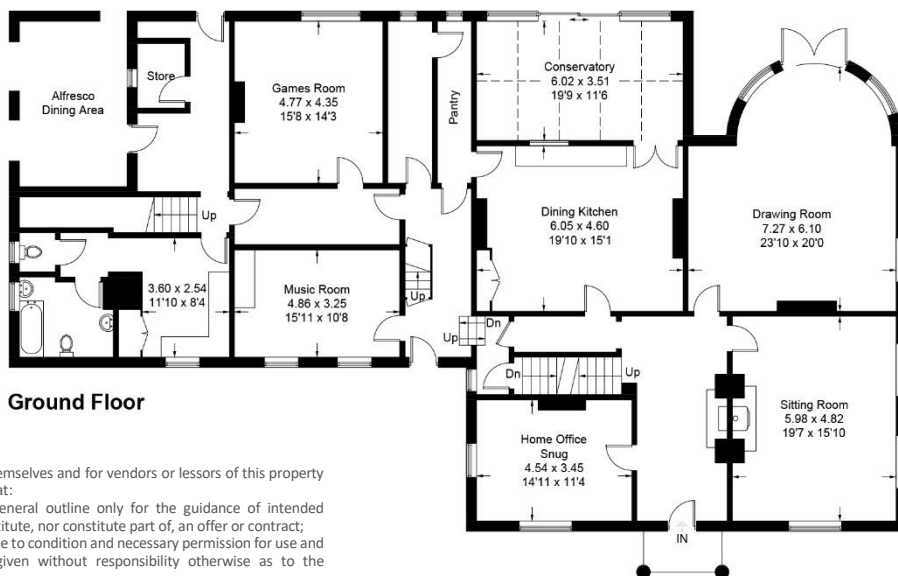
Basement



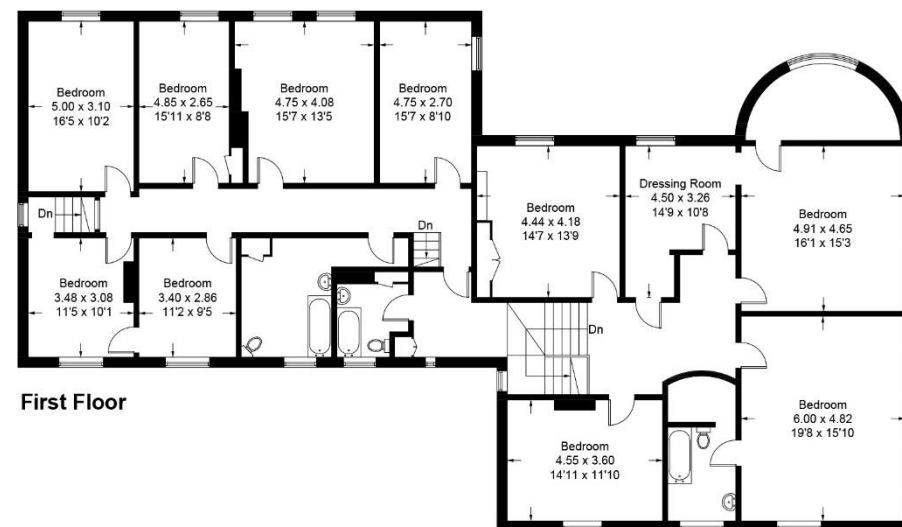
(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

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- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.

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.



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