



Ryehill Cottage
Main Road, Belchford, Lincolnshire. LN9 6LJ

BELL



Ryehill Cottage

Main Road, Belhford

Ryehill Cottage is a large, three-bedroom, family home; occupying a South-facing, village-centre position with varied reception spaces and a beautiful garden. With ceiling beams throughout the property, the ground floor is versatile with a dining hallway, lounge and snug suitable for a range of uses. Complete with kitchen, utility, bathroom and conservatory, stepping out to the patio, to the ground floor; there are three bedrooms and a shower room to the first.

The property enjoys a beautifully landscaped garden, with lawned and paved patio spaces; alongside two stores/sheds (one with power connected) and ample, gravelled parking space for multiple vehicles.

ACCOMMODATION

Hallway having uPVC double glazed obscure side entrance door, uPVC double glazed window to rear aspect; carpeted floor, carpeted staircase to first floor, radiator, ceiling beams with ceiling light and power point. Open doorway to dining room, wood door to:

Lounge with uPVC double glazed window to side aspect; carpeted floor, radiator, TV point, ceiling light and power points.

Dining Room with tile effect flooring, internal open window to kitchen, radiator, ceiling light and power points. Leading through to breakfast kitchen and to:





Snug having uPVC double glazed window to side aspect; log burning stove to brick column surround with tiled hearth and wood mantle, carpeted floor, radiator, ceiling light and power points.

Breakfast Kitchen having uPVC double glazed window to rear, patio door to conservatory to rear; an excellent range of modern storage units to base and wall levels, sink and drainer to roll edge worktop with space and connections for upright fridge-freezer, Stoves electric cooker. Tile effect flooring, ceiling light. Doors to pantry and to:

Utility having uPVC double glazed window to front aspect; wood worktop with space and connections beneath for washing machine and tile effect flooring. Door to:

Bathroom having uPVC double glazed window to rear aspect; bath with electric shower over, hand wash basin to storage unit and low level WC. Mermaid board to walls, tile effect flooring, radiator and ceiling light.

Conservatory having uPVC double glazed windows to side and rear, patio door to rear aspect; tiled floor, radiator and ceiling lights.

First Floor

Landing with uPVC double glazed window to side aspect; carpeted floor, loft access hatch, ceiling light. Doors to first floor accommodation.

Shower Room having uPVC double glazed obscure window to side aspect; shower cubicle with mermaid board surround, wash hand basin to storage units and low level WC. Tile effect flooring, radiator and ceiling light.

Dressing Room / Office with uPVC double glazed window to side aspect; carpeted floor, radiator, ceiling light and power points. Open doorway to:

Bedroom with uPVC double glazed windows to side and rear aspects; carpeted floor, radiator, ceiling light and power points.





Bedroom with uPVC double glazed window to side aspect; louvre door built in storage space, carpeted floor, TV point, radiator, ceiling light and power points.

Bedroom with uPVC double glazed windows to side and rear aspects; carpeted floor, radiator, ceiling light and power points.

OUTSIDE

The property is approached to the side via a long gravel driveway; and through five bar vehicle gates to further parking space. Alongside this is a timber **Store** with light and power connected, and a paved patio space in front. Leading from back to front is a beautiful garden, lawned with landscaped borders full of life - including sleeper edge borders. Plants include three lilacs, a plum tree, hebe, rose bushes, two flowering cherries and hydrangeas.

To the corner is a further timber shed, while leading off the conservatory a paved patio area enjoys the afternoon and evening sun.

Belchford is surrounded by the rolling Lincolnshire Wolds countryside, a designated an 'National Landscape'. The villages lies approximately 5 and 11 miles from the market towns of Horncastle and Louth respectively – both home to a range of schooling including prestigious Grammar Schools.

East Lindsey District Council – Tax band: D

ENERGY PERFORMANCE RATING:

Mains water, electric, drainage. Oil fired heating.

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>

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Email: horncastle@robert-bell.org

www.robert-bell.org

