



The Old School House & Former School Room
8 Fen Road, East Kirkby, Spilsby, Lincolnshire. PR23 4DB

BELL





The Old School House

Fen Road, East Kirkby

The Old School House is a traditional, three-bedroom family home with a series of versatile reception spaces; standing alongside the large former School building – now a sizeable workshop. Occupying a generous plot to the centre of this popular village, with driveway to one side and large yard to the other, continuing down to the old school. It is believed there is potential for conversion of the school, or use of the yard for development – subject to obtaining all necessary consents.

As currently laid out, the property provides a lounge, conservatory and family room alongside dining room, kitchen, pantry and cloakroom to the ground floor; three bedrooms and bathroom to the first – and two large workshop spaces with various stores to the old school, plus further outbuilding storage and a single garage.



ACCOMMODATION

Entrance Porch with uPVC double glazed obscure front entrance door, uPVC double glazed windows to front and side aspects; carpeted floor. Door through to:

Hallway with wood effect flooring, carpeted staircase to first floor, radiator, ceiling light and power points. Doors to accommodation including:

Lounge having uPVC double glazed bay window to front aspect; brick fireplace with tiled hearth, carpeted floor, radiator, ceiling and wall lights and power points. uPVC double glazed door to:



Conservatory having uPVC double glazed French doors to rear; windows to front, side and rear aspects; tiled floor, TV point, wall lights and power points.

Family Room having uPVC double glazed windows to side aspect; tiled fireplace with wood surround, wood effect flooring, built in storage space, radiator, TV point, ceiling and wall lights and power points.

Dining Room with uPVC double glazed window to side aspect; wood effect flooring, radiator, ceiling light and power points. Door to:

Kitchen having uPVC double glazed windows and to sides, wood door to side aspect; storage units to base level, sink and drainer to roll edge worktop with space and connections for under counter washing machine, fridge, freezer and dryer, electric cooker. Wood effect flooring, floor standing boiler and ceiling light. Door to:

Rear Lobby with uPVC double glazed windows to side and rear, wood door to rear and tiled floor.

Pantry with uPVC double glazed obscure window to side aspect; tiled floor, storage shelving, ceiling light. Door to: Cloakroom with uPVC double glazed obscure window to side aspect; pedestal wash hand basin, low level WC, carpeted floor and ceiling light.

First Floor

Landing with carpeted floor, radiator, loft access hatch and ceiling lights. Doors to first floor accommodation.

Bedroom with uPVC double glazed windows to front aspect; carpeted floor, radiator, ceiling light and power points.

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

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





Bathroom having uPVC double glazed obscure window to side aspect; bath with shower over to tiled surround, pedestal wash hand basin and low level WC. Wood effect flooring, built in storage space, radiator and ceiling light.

OUTSIDE

The property is approached through five bar vehicle gates, and via hardstanding driveway to a large yard space, continuing to the former school. This substantial brick outbuilding provides a wealth of storage spaces; leading off two large workshop areas with vehicle doors out in to the yard.

To the other side is further driveway parking, leading up to the brick and sheet garage with double vehicle doors to front. Behind this is further garaging / storage, leading off the rear yard.

THE AREA

East Kirkby is home to a village shop, a nursey, pub and the Lincolnshire Aviation Heritage Centre, which boasts a taxiing Lancaster Bomber. The village is well-situated in mid-Lincolnshire with a full range of services and amenities at a convenient distance: Mareham le Fen (4 miles) and Stickney (seven) offer further village shops, and primary and (at Stickney only) secondary schooling alongside a doctor's surgery; while the market towns of Spilsby (six miles) and Horncastle (nine) offer a further range of services and schooling.



East Lindsey District Council – Tax band: E

ENERGY PERFORMANCE RATING:tbc

Oil fired heating.

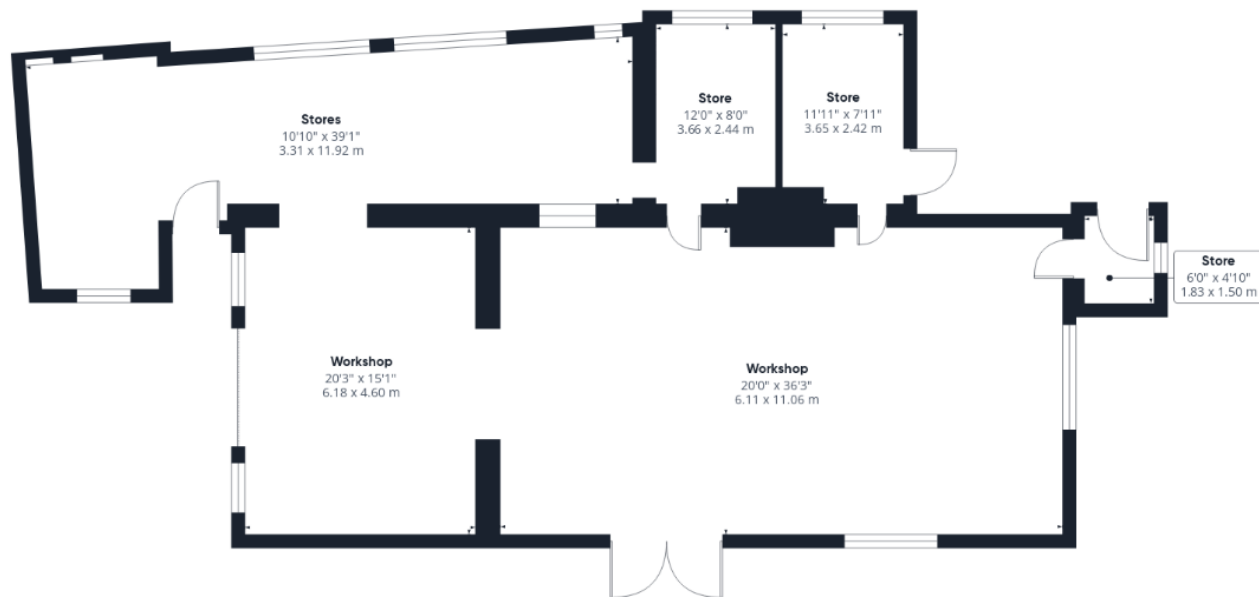
SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Horncastle Office
Old Bank Chambers, Horncastle. LN9 5HY
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(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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