



4 Holly Cottages

Main Street, Horsington, Woodhall Spa, Lincoln, Lincolnshire LN10 5EX

£169,950
NO ONWARD CHAIN

BELL



4 Holly Cottages

Main Street, Horsington LN10 5EX

Lincoln – 17 miles

Grantham – 36 miles

Boston – 21 miles

Woodhall Spa – 4 miles

(Distances are approximate)

A characterful two bedroom cottage pleasantly situated within this pretty Lincolnshire village. Internally the property is enhanced by many period features including timber latch doors, clay tiled floors and feature fireplaces. The property's primary appeal is its enchanting woodland, with mature trees and having a meandering pathway between leading to a timber cabin, an ideal spot to enjoy its natural surroundings. There is car parking, small outbuilding and courtyard adjoining the house. Horsington has a village hall, public transport to the Georgian market town of Horncastle and is a short drive to the inland resort of Woodhall Spa. A viewing is highly recommended to fully appreciate the setting this property provides.



Accommodation

Entrance into the property is gained through a uPVC door leading directly into:

Sitting Room 12' 8" x 11' 1" (3.86m x 3.38m)

With sliding sash window to front aspect and having cast iron stove set to tiled hearth and curved open brick surround. There are coved ceilings, electric panel heater, power points and timber latch door to:



Inner Lobby

With staircase to the first floor and having clay tiled flooring and latch door to:

Dining Kitchen 12' 10" x 11' 2" (3.91m x 3.40m)

With rear aspect and having a cast iron open fire with oven and timber mantle, stainless steel sink drainer inset to worksurface over base units. To opposite side is a slot in electric cooker having further worksurface to each side over cupboards, understairs storage with lighting, coved ceiling, clay tiled flooring, timber door to rear of property and latch door to:

Utility Room

With space and plumbing for washing machine, clay tiled flooring and power points.

First Floor

Bedroom 1 12' 10" x 11' 1" (3.91m x 3.38m)

With sliding sash window to front aspect and having electric panel heater, feature cast iron fireplace, built-in wardrobe and power points.

Inner Landing

With door to shower room and:

Bedroom 2 8' 6" x 6' 8" (2.59m x 2.03m)

With rear aspect and having power points.

Shower Room 5' 10" x 11' 1" (1.78m x 3.38m)

With side aspect and having a suite comprising tiled shower cubicle, pedestal wash hand basin and a low-level WC.

Outside

The property is approached over a driveway shared with number 2 & 3 Holly Cottages. The driveway leads to parking. There is a wood store, brick built former privy and path leading to courtyard with storage. The remaining grounds are mostly of mature woodland providing a pathway leading to **Timber Cabin**, an appealing area to enjoy the natural surroundings.





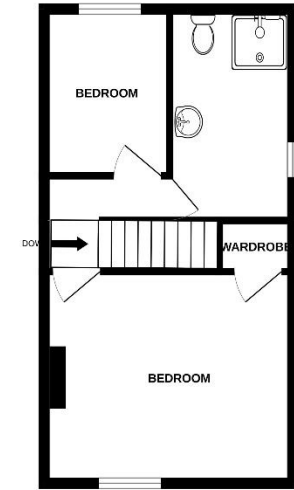
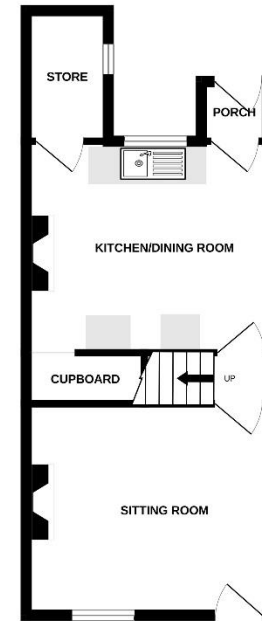
DISCLAIMER

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
- No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.
- 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.

GROUND FLOOR
360 sq. ft. (33.4 sq.m.) approx.

1ST FLOOR
325 sq. ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA: 685 sq. ft. (63.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, rooms and any other details are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or condition at the time of writing.
Made with Metaphor 12/2014

East Lindsey District Council – Tax band: A
EPC Rating: E

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 Woodhall Spa Office.

19 Station Road, Woodhall Spa. LN10 6QL.
Tel: 01526 353333
Email: woodhallspa@robert-bell.org;
Website: <http://www.robert-bell.org>

Brochure prepared 13.06.2024



19 Station Road, Woodhall Spa. LN10 6QL
Tel: 01526 353333
Email: woodhallspa@robert-bell.org

www.robert-bell.org

