



## Elizabethan House

58 High Street, Coningsby, Lincoln, Lincolnshire LN4 4RF

£475,000

**BELL**





# Elizabethan House

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Lincoln – 22 miles  
 Grantham – 29 miles with East Coast rail link to London  
 Boston – 13 miles

(Distances are approximate)

A landmark Grade II listed property set to the heart of this well serviced Lincolnshire village. This superb historical building has undergone an extensive range of restoration over recent times and now provides a wide range of versatile living accommodation including four double bedrooms and four large reception rooms over three floors. Externally the property is further enhanced by its attractively landscaped gardens offering excellent privacy, ample parking for several vehicles and a 52' x 18' garage/workshop having two separate office areas, ideal for the car enthusiast, a recreation room or business purposes, subject to necessary consents. The many shopping educational and social facilities are all within easy walking distance.

Coningsby and Tattershall, divided by the River Bain, are popular well-served villages providing a wide variety of shops, primary and secondary schools, post office and doctors' surgeries. Coningsby is famous for its RAF base and the Battle of Britain Memorial Flight Visitor Centre, and Tattershall for its National Trust Medieval Castle and heritage. The inland resort of Woodhall Spa is around four miles away and the Georgian market town of Horncastle and the East Coast are all within easy driving distance.

## Accommodation

Entrance into the property is gained through a solid timber door into:

## Entrance Lobby

With pattern tiled flooring, timber door to inner hall and solid oak stable door to:







#### **Kitchen 16' 10" x 11' 8" (5.13m x 3.55m)**

A dual aspect room with a wide traditional range of fitted units comprising sink drainer inset to worksurface over base units including space and plumbing for washing machine, four ring electric hob and double oven. There are wall mounted cupboards above with filter hood over the hob, space for fridge freezer, wood effect flooring and timber glazed panel double doors to:

#### **Dining Room 18' 3" x 13' 9" (5.56m x 4.19m)**

A large dual aspect room with exposed ceiling timber, wall lights, ornate radiator and oak leg and brace door to:

#### **Inner Hall**

Having deep built-in cloaks cupboard and doors to:

#### **Bathroom**

With a suite comprising panelled bath set to feature archway and having shower attachment taps. There is a wash hand basin over vanity cupboard, coved ceiling and built-in linen cupboard.

#### **Separate WC**

With a low-level WC and decorative wall tiling.

#### **Sitting Room 15' 0" x 14' 2" (4.57m x 4.31m)**

With cast iron stove, aspect and door to the garden room and glazed panel timber double doors to:

#### **Family Room 14' 4" x 10' 11" (4.37m x 3.32m)**

A dual aspect room currently used as a home office.

#### **Garden Room 15' 4" x 8' 0" (4.67m x 2.44m)**

Providing triple aspect views over the rear garden and having carpet tiled flooring and door to:

#### **Rear Lobby**

With door to the rear garden, door to boiler room and stairs to the first floor.

#### **First Floor**

##### **Landing**

With staircase to the second floor and door to:

#### **Bedroom 1 17' 5" x 9' 1" (5.30m x 2.77m)**

With front aspect and having full height built-in double wardrobe and door to **En-Suite**, with a stylish recently added suite comprising shower cubicle, pedestal wash hand basin and a low-level WC.







#### **Bedroom 2 12' 3" x 11' 8" (3.73m x 3.55m)**

A double room overlooking the rear.

#### **Bedroom 3 12' 5" x 11' 7" (3.78m x 3.53m)**

A double room with front aspect.

#### **Shower Room**

A recently fitted suite comprising shower cubicle, wash hand basin and a low-level WC. There is an ornate radiator and wood effect flooring.

#### **Second Floor**

#### **Bedroom 4 19' 7" x 18' 10" (5.96m x 5.74m)**

A large room with further recessed area off, built-in cupboard space and original inner roof struts. This room would also provide other uses including recreation room, cinema room or excellent storage.

#### **Outside**

The property is approached through solid timber double gates and over a long tarmac driveway providing ample parking for several vehicles and leads to **Detached Garage/Workshop 52' 0" x 18' 0" (15.84m x 5.48m)** with double doors and incorporates two separate offices with power, lighting and telephone points. There are two further brick and pantile outbuildings offering excellent storage. The formal gardens are predominantly laid to lawn with a wide variety of decorative shrubs to borders, feature fish pond and paved patio area off the garden room.

#### **Further Information**

All mains services. Gas central heating. UPVC double glazing.

Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincolnshire LN9 6PH. Tel No: 01507 601111.

DISTRICT COUNCIL TAX BAND = F

EPC RATING = N/A

**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.

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