



The Old Bakery

2 Market Place, Tattershall, Lincoln, Lincolnshire LN4 4LG

£350,000

BELL



The Old Bakery

2 Market Place, Tattershall LN4 4GP

Lincoln – 21 miles
 Grantham – 28 miles
 Boston – 14 miles

(Distances are approximate)

Overlooking the village green, this Grade II listed former bakery has considerable scope and appeal both inside and out. The characterful house has three reception rooms, four bedrooms, two bathrooms plus a downstairs WC. A conservatory overlooks the immense south facing garden which features a small orchard, a greenhouse and a former pigsty with an array of recently upgraded outbuildings, which – complete with architect drawings – offer the opportunity for conversion for a variety of uses, subject to the necessary consents. A viewing is highly recommended to fully appreciate the accommodation and grounds.

The property sits at the heart of Tattershall close to all key amenities including, schools, shops, post office and doctors' surgeries. Coningsby is famous for its RAF base and home to the Battle of Britain Memorial flight visitor centre, and Tattershall for its National Trust medieval castle. The inland resort of Woodhall Spa is four miles away and the East Coast, the Wolds and the Georgian market town of Horncastle are within easy driving distance.



Accommodation

Entrance into the property is gained through a classic Georgian panelled door leading into:

Entrance Lobby

With tiled flooring, coving and having door to lounge and open doorway to:



Sitting Room 11' 10" x 13' 10" (3.61m x 4.22m)

With front aspect and having exposed ceiling timber, dado rail, radiator, power points, door to breakfast kitchen and door to:

Cloakroom

With a low-level WC, wash hand basin over vanity cupboard, coved ceiling and radiator.

Lounge 13' 9" x 12' (4.19m x 3.66m)

Again, with front aspect overlooking Tattershall market place and having cast iron open fireplace with pattern glazed tiling and glazed decorative surround mantle, wood effect flooring, coved ceiling, radiator, power points and door to:

Dining Room 15' 4" x 12' 1" (4.67m x 3.68m)

With rear aspect and having television aerial point, coved ceiling, radiator, wood effect flooring, power points and door to:

Rear Lobby

Having staircase to first floor, uPVC door to rear of property, wood effect flooring and door to:

Breakfast Kitchen 15' 11" x 11' 10" narrowing to x 7' 7" (4.85m x 3.61m - 2.31m)

Overlooking rear garden and having a range of fitted units comprising 1½ single drainer sink unit, ample work surface over matching base units, waist height Bosch electric double oven and four ring electric hob. There are further fitted wall mounted cupboards with down lighting and filter hood over hob, larder cupboard to one end, radiator, power points, wood effect flooring, built-in under stairs cupboard, door to conservatory and door to:

Utility Cupboard 5' 10" x 3' 11" (1.78m x 1.19m)

With wall mounted gas central heating boiler, shelving and space and plumbing for automatic washing machine.

Conservatory 14' 8 x 11' 2 (4.47m x 3.40m)

A superb addition to the home providing views over the rear garden and having door to paved patio area. There is tiled flooring and power points.

First Floor

Landing

With radiator, coved ceilings, power points and door to:

Bedroom 1 14' x 12' 6" (4.27m x 3.81m)

With front aspect and having coved ceiling, telephone point, radiator and power points.





Bedroom 2 12' 3" x 14' (3.73m x 4.27m) maximum

Overlooking Tattershall Market Place, and having built-in wardrobe, coved ceiling, radiator, telephone point and power points.

Bedroom 3 12' 1" x 7' 11" (3.68m x 2.41m)

With rear aspect, radiator and power points.

Bedroom 4 / Study 9' 9" x 5' 4" (2.97m x 1.63m)

With wood-effect flooring, radiator and power points.

Bathroom 8' 9" x 7' 8" (2.67m x 2.34m) narrowing to 6' (1.83m)

Providing a suite comprising panelled bath having shower attachment taps, pedestal wash hand basin and low-level WC. There are ceiling spotlights, heated towel rail and tiled flooring.

Shower Room

Recently re-fitted with tiled corner shower cubicle, pedestal wash hand basin and low-level WC. There are ceiling spotlights, heated towel rail and tiled flooring.

Outside

The property is approached over a shared access driveway through timber gates to property. The rear garden is predominantly laid to lawn with mature plants and shrubs to borders.

There is an extensive range of outbuildings comprising of former **Wash House 10' 7" x 5' 11" (3.23m x 1.8m)** with Belfast sink and **Outside WC. Workshop 13' x 7' 5" (3.96m x 2.26m)**, **Store 13' x 7' 4" (3.96m x 2.24m)**, **Store 2 12' 6" x 8' 11" (3.81m x 2.72m)**, **Store 3 12' 5" x 11' extending to 15' (3.78m x 3.35m - 4.57m)** suitable for small cars/motorbikes and former **Pigsty**.

East Lindsey District Council – Tax band: D

ENERGY PERFORMANCE 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

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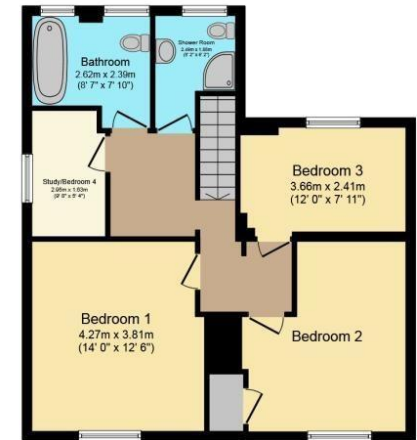
Brochure prepared 16.05.2025







Ground Floor



First Floor

Total floor area 156.0 sq. m. (1,679 sq. ft.) approx

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.
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