



47 High Street
Coningsby Lincolnshire LN4 4RB

Offers in the Region Of £295,000

BELL



47 High Street

Coningsby, Lincoln, Lincolnshire LN4 4RB

Lincoln – 22 miles
Grantham – 29 miles
Boston – 13 miles

(Distances are approximate)

A Grade II listed Georgian house set to a most appealing setting, directly opposite St Michaels Church with its famous one-handed clock and having lawned gardens leading down to the water's edge of the River Bain. Internally the property is enhanced by two reception rooms, large kitchen with utility room and three, potentially four bedrooms. Outside there is off street parking, garage and timber cabin to the riverside. Located to the heart of this well serviced Lincolnshire village within walking distance of a wide range of shopping, social and educational facilities. A range of updating would be required so a formal viewing is highly recommended to fully appreciate the setting and possibilities on offer.

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 leading into:

Entrance Lobby

With staircase to the first floor and solid timber doors to each side leading to:





Sitting Room 13' 8" x 13' 5" (4.16m x 4.09m)

With sliding sash window to the front providing views towards St Micheals Church and having retro gas fire set to ornate surround, coved ceiling, picture rails, radiator and power points.

Living Room 13' 8" x 13' 6" (4.16m x 4.11m)

Again, with Church views from the front and having cast iron stove set to stone hearth with open brick surround and timber mantle. There is coved ceiling, deep skirting boards, radiator, power points and timber door to:

Kitchen 15' 9" x 12' 0" (4.80m x 3.65m)

Overlooking the rear garden and having a range of fitted units comprising porcelain one and a half sink drainer inset to worksurface over base units including space and plumbing for dishwasher. There is a range double oven with five ring electric hob and hotplate, understairs pantry, wood effect flooring, radiator, power points and door to utility room. The kitchen extends through a wide-open doorway to:

Scullery 11' 9" x 6' 7" (3.58m x 2.01m)

Having clay tiled flooring, power points and uPVC door to the rear garden.

Utility Room 16' 9" x 6' 7" (5.10m x 2.01m)

A useful room with dresser style units to each side providing excellent storage, plumbing for washing machine, 'Belfast' style sink, timber flooring and door to:

Cloakroom

With a low-level WC and pedestal wash hand basin.

First Floor

Landing

With doors to two main bedrooms.

Bedroom 1 13' 8" x 13' 4" (4.16m x 4.06m)

With front aspect towards the Church and having built-in wardrobe, coved ceiling, radiator and power points.

Bedroom 2 13' 5" x 12' 6" (4.09m x 3.81m)

Again, with Church views and having a range of full height fitted wardrobes having mirrored doors and central vanity unit, radiator and power points.





Second Floor Landing

With doors to:

Bedroom 3 15' 0" x 8' 7" (4.57m x 2.61m) extending to 11' 10"

Overlooking the rear garden and having radiator, power points and door to **Dressing Room 12' 0" x 7' 4" (3.65m x 2.23m)** with side aspect having fitted shelving and power points, this room could be reconfigured with bedroom three to provide a fourth bedroom.

Bathroom

With a traditional suite comprising roll top bath having ball and claw feet and ornate shower attachment taps, pedestal wash hand basin and a low-level WC. There is a built-in airing cupboard, tiled flooring and radiator.

Outside

The property is approached over a driveway providing off street parking and leads to **Garage**. The remaining front garden is laid to a variety of decorative shrubs to borders. The enclosed rear garden is mostly laid to lawn leading down to the water's edge of the River Bain. There is a wide variety of plants and shrubs to borders, paved patio area and a **Timber Cabin** on the water's edge overlooking the River Bain, having electrics, four double power points, wifi and own electric supply, separate to the house.

Further Information - Brochure prepared 29.07.2025

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 = D

EPC RATING = No EPC as Grade II Listed

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

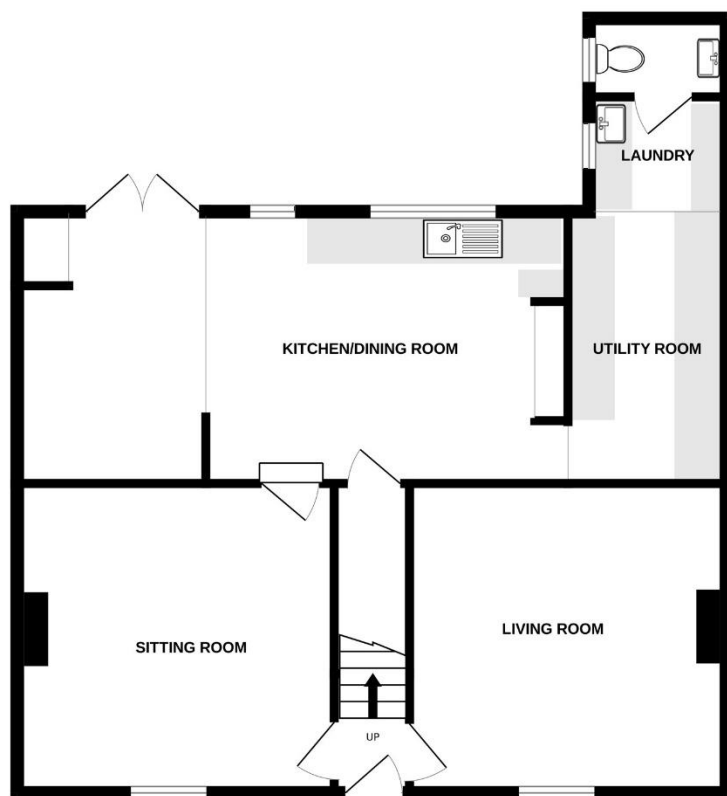
Tel: 01526 353333

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Website: <http://www.robert-bell.org>



GROUND FLOOR
823 sq.ft. (76.4 sq.m.) approx.



1ST FLOOR
773 sq.ft. (71.8 sq.m.) approx.



TOTAL FLOOR AREA : 1596 sq.ft. (148.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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