



Marygold House
Main Street, Hackthorn, Lincoln. LN2 3PF

BELL





Marygold House

Hackthorn

This is a substantial detached village residence of some considerable charm and character, well known in this delightful country estate village for its visually distinctive mansard roof offering (GIFA 2021 ft² / 187 m² accommodation, comprising two/three reception rooms, four good sized bedrooms and en-suite facilities. There are large landscaped ground of 0.34 of an acre (sts).

The house stands in an elevated location overlooking the parkland of Hackthorn Estates. This quiet, charming village benefits from having its own well respected primary school. The large sister village of Welton provides a good range of shopping, social and school facilities, including the Ofsted rated William Farr secondary school. The A15 is just a short drive away and provides a quick and easy route north up to the M180 and south to the historic city of Lincoln with its excellent range of shopping and social facilities

ACCOMMODATION

Shallow Storm Porch with double glazed sliding panelled door and tiled floor, main entrance door with upper panel bull's-eye lights to:

Entrance Hall having a very attractive hardwood return staircase up to first floor, oak flooring, feature pine panelling to all walls and inset ceiling spotlight fittings.

Cloakroom comprising small pedestal wash hand basin, low level WC, and tiling to all walls to dado rail height.

Family Room with a northerly outlook down the driveway across the lane to rolling estate parkland, original cork tiled floor and a contemporary design style radiator.

Good sized Sitting Room having a delightful view across the driveway and front gardens towards the Hackthorn Estate parkland grounds and French doors providing access out onto





the south facing block paved patio area. There is an attractive brick feature chimney breast having built in cast iron, multi fuel fireplace with a tiled hearth, oak flooring, exposed ceiling beams and two contemporary design style radiators.

Good size Dining Kitchen having a delightful outlook to the south over the rear garden; a comprehensive range of custom made fitted kitchen units with quality Corian fitted work surface areas comprising; single drainer stainless steel sink unit inset to the work surface of the peninsula divide between the kitchen and the dining area; built-in Miele dishwasher and cupboard space below. Further area of work surface extending around the adjoining wall with storage alcove and the Miele brushed steel feature oven beneath; four ring ceramic style hob to surface and above a concealed cooker hood with cupboard space to one side. To the opposite side of the room is a further area of work surface with drawer and cupboard space beneath, Panasonic microwave and cupboard space above with a broom/storage cupboard set to the corner. Space to the opposite end of the work surface for an upright fridge/freezer. Built in cupboard containing the GEC electric night store central heating unit.

There is a good size dining area to one end of the room with oak flooring, open storage shelving and wine rack to peninsula divide, brick featuring across one wall, inset spotlight fittings and radiator. Door to:

Garden Room having a delightful southerly outlook over the rear garden; staircase up to eastern landing, attractive wall panelling to full height on all walls, oak flooring, radiator, and wall light fittings. Double glazed panelled door providing access out into the rear grounds.

First Floor

Half Landing with a most pleasing view out over the rear garden to the south; pine panelling to walls to dado rail height.

Main Landing having built-in airing cupboard containing the insulated water cylinder, oak flooring and loft ladder to partially boarded roof space.

Bedroom 2 having a westerly outlook out towards the Hackthorn Estate cottages; oak flooring and radiator.

Bedroom4 /Study with the most appealing view down over the front garden and across the lane to the rolling parkland of Hackthorn Estate; original cork flooring and contemporary design style radiator.





Family Bathroom having substantial Velux roof window with blind, providing a southerly outlook over the rear grounds; mint green coloured bathroom suite comprising panelled bath, pedestal wash hand basin, bidet and lower level WC. Tiling to all walls to at least dado rail height, ladderback style radiator/towel rail and inset ceiling spotlight fittings.

Substantial Jack 'n' Jill Shower Room with access from both the main landing and bedroom 2; having two Velux roof windows, fitted shower cubicle to one wall with accompanying shower fitting and mermaid board style splashback to wall, wash hand basin set to vanity unit with illuminated vanity mirror above and low-level WC with concealed cistern. Ladderback style radiator/towel rail, two good sized linen/storage cupboards and inset ceiling spotlight fittings. Large feature arched obscure glazed wall casement with central door to:

Bedroom 1 with a wide panoramic view down over the front gardens and across to Hackthorn Estate parkland; fitted wardrobe space to one wall with floor to ceiling sliding panelled doors, small shelved alcove, attractive brick featuring to one wall, radiator and inset ceiling light fittings. Door to:

Eastern Landing with an attractive view across neighbouring homes and a glimpse between the trees of the Lincolnshire Wolds on the horizon; staircase down to garden room, wood style laminate flooring, access to roof space and radiator.

Guest Bedroom 3 having sloping ceiling in part, large Velux roof windows with blinds providing a delightful southerly outlook across the rear garden; built-in wardrobe space to one wall with full height sliding panel doors, attractive brick featuring to one wall, fitted shelving, access to roof space at eaves, wood style laminate flooring, exposed roof timber and radiator. Sliding panel door to:



En-suite Shower Room having built-in shower cubicle to one and with accompanying shower fitting and wall tiling as appropriate, low level WC, small wash hand basin with vanity mirror above, light fitting with electric shaver socket point and low level WC. Wall mounted medicine cabinet, wall tiling to at least dado rail height and extractor vent.

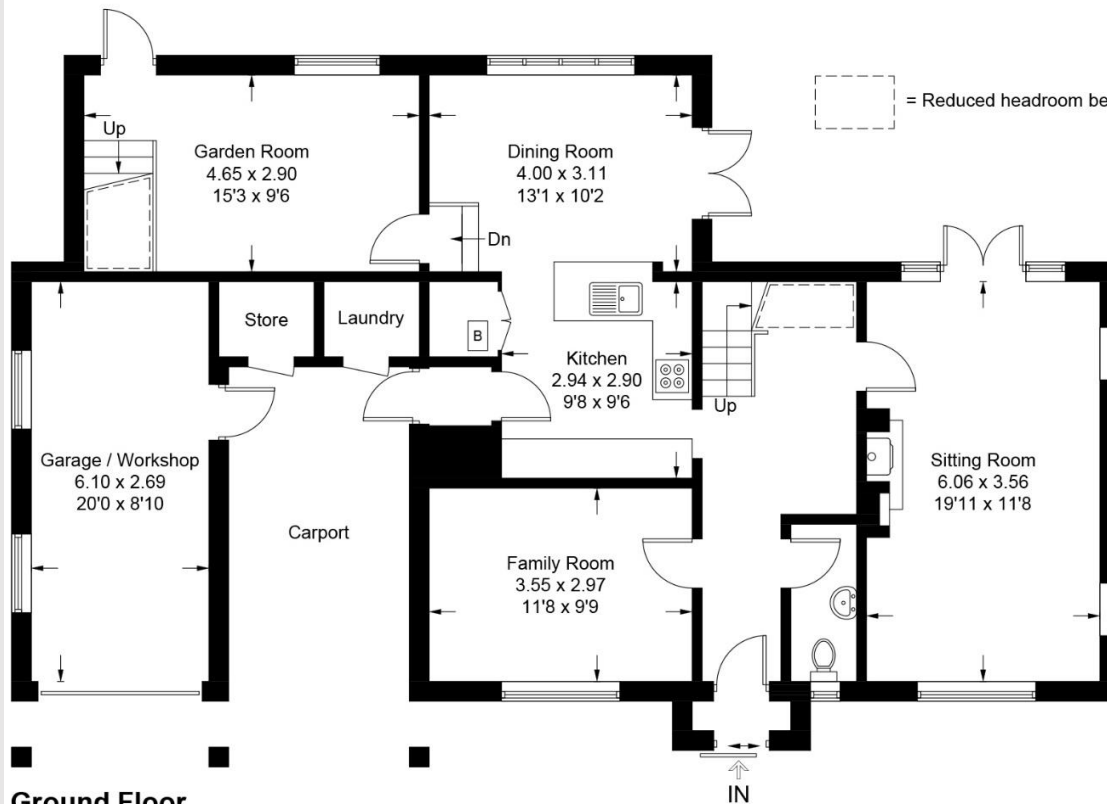
Marygold House

Approximate Gross Internal Area = 187.8 sq m / 2021 sq ft

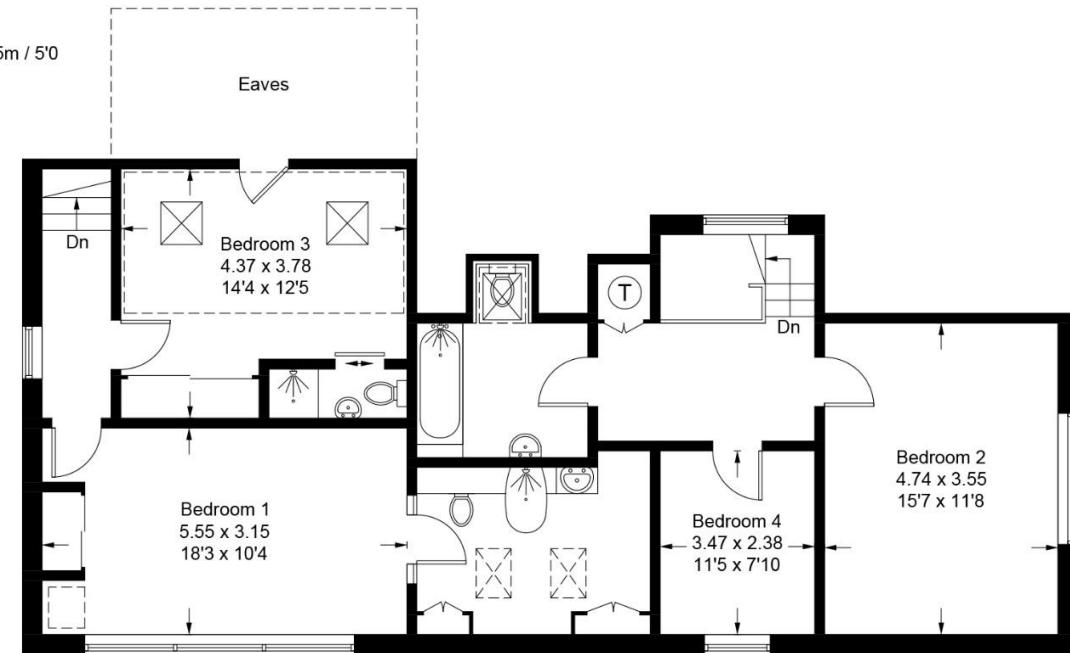
Garage = 16.6 sq m / 179 sq ft

Total = 204.4 sq m / 2200 sq ft

(Including External Laundry / Cupboard)



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



OUTSIDE

There is a block paved driveway running up into the front grounds to provide more than adequate parking for both family and visitors, as well as access to the Integral Garage with up and over door, light and power. There is a side service door through to the adjoining Open Garage/Carport having rear walk in utility cupboard space providing plumbing for appropriate laundry white goods, water softener with power point and as well as an adjoining store with fitted shelving. The carport itself has pine ceiling, light fitting and power points.

The front garden has been delightfully landscaped and enjoys a very appealing view out over the adjoining parkland to the north on the opposite side of the lane; delightful, well stocked flowerbed/border and a good sized area of accompanying lawn. There is pedestrian access down the eastern elevation of the house, with a gravelled hard standing area to the west, a log store and a gate through to the rear garden.

The house is fortunate in having a very substantial rear garden enjoying a most pleasant southerly outlook. Adjoining the rear elevation is a well presented block patio area onto which the sitting room and dining kitchen French doors open. An attractive rockery and other beds situated to one side. The garden is terraced back from the patio by a low stone featured retaining wall with steps up onto the rear garden lawn again with copiously stocked flowerbeds/borders, a meandering feature yew hedge and more, as well as a cedar feature Summerhouse with a small block patio area to the front.

To the rear boundary of this garden is panelled fencing and trained mature fruit trees with an arbour of clematis providing access through into the rear orchard garden featuring the yew trees, ornamental box hedging, well stocked flowerbeds/borders, raised timber vegetables beds, a large fruit cage, large composting silos, good quality greenhouse, a mower shed and a further garden potting shed. The garden is enclosed by fencing and hedging as appropriate with a glimpse to the rear out over the adjoining countryside. There are exterior light fittings, power supply to some outbuildings, and an outside water tap and power points.

West Lindsey District Council – Tax band: F

ENERGY PERFORMANCE RATING: E GEC Nightstore Electric Boiler Unit
Mains water and electric. Private drainage system

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.

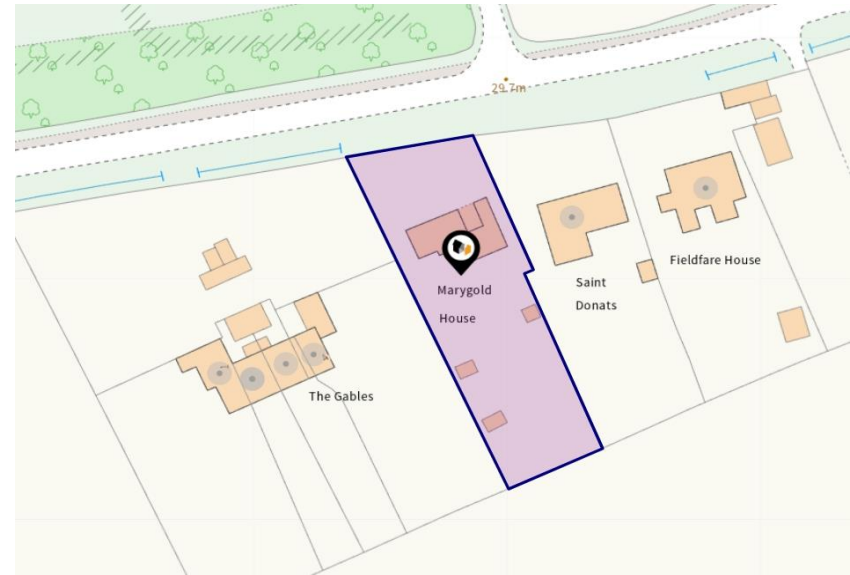
VIEWING: By arrangement with the agent's Lincoln Office
43 Silver Street, Lincoln. LN2 1EH
Tel: 01522 538888
Email: lincoln@robert-bell.org
Website: <http://www.robert-bell.org>

Brochure revised 13.3.2025

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.



43 Silver Street, Lincoln. LN2 1EH
Tel: 01522 538888 Fax: 01522 589988
Email: lincoln@robert-bell.org

www.robert-bell.org

