

Spye Cottage, Main Road, Langton,

Horncastle, LN9 5JT

Book a Viewing!

£565,000

Spye Cottage is an impressive detached cottage which has been thoughtfully extended, refurbished and renovated by the current owners during their time at the property.

The owners understand that parts of the original cottage may date back approximately 500 years, adding to the history and individuality of the home. The later extensions and improvements have created a spacious and highly versatile property, combining the character of an older cottage with a high-quality modern finish and practical accommodation for everyday family life.

Occupying a generous plot of approximately 0.38 acre (sts), the property enjoys an attractive rural setting with open countryside views to both the front and rear. From the front of the property, the outlook extends across the surrounding countryside towards Lincoln Cathedral.

Despite its rural position, Spye Cottage remains within walking distance of Horncastle and the local grammar school, while also being well placed for Woodhall Spa, Lincoln and the Lincolnshire coast.

The property is approached by two separate driveways. One has gated access, while the second provides extensive off-road parking and access to the barn and garage. These buildings offer useful storage and workshop space, together with potential for conversion into a detached self-contained annexe (subject to any necessary planning permissions, building regulations approval and other consents).

The south-facing gardens are a significant feature of the property and back directly onto open fields. A substantial patio provides an excellent outdoor entertaining area, together with a children's play area incorporating a heated catio. There is also a vegetable-growing area, established fruit trees and a variety of useful outbuildings. A detached summer house offers further potential and is ready for completion to create a fully functioning garden room, studio or detached home-working space.

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LOCATION

Langton is a small rural village on the outskirts of the market town of Horncastle, surrounded by open Lincolnshire countryside while remaining convenient for a good range of everyday amenities. Horncastle offers a varied selection of independent shops, supermarkets, cafés, public houses and professional services. The town also provides primary and secondary schools, medical facilities, a swimming pool and a range of sports and community amenities. It is particularly well known for its antique shops and its position on the edge of the Lincolnshire Wolds. Spye Cottage is within walking distance of Horncastle and the local grammar school, making it particularly convenient for families requiring access to the town's schooling and amenities. The property is also well placed for Woodhall Spa, which offers a good range of independent shops, cafés, restaurants and local services. The village is known for its woodland walks, golf courses, Jubilee Park with its heated outdoor swimming pool and the Kinema in the Woods. The historic city of Lincoln is within easy reach via the A158, providing a wider range of shopping, leisure and cultural facilities. The same route also gives convenient access towards the Lincolnshire coast.









GARDEN ROOM
13' 1" x 12' 6" (3.99m x 3.81m) With a UPVC double glazed window and UPVC double glazed double doors with glazed panels to either side, opening onto the patio, exposed floorboards and radiator.

KITCHEN/DINER
18' 8" x 14' 11" (5.69m x 4.55m) With three UPVC double glazed windows, laminate flooring, fitted with a comprehensive range of wall, base and drawer units with solid ash work surfaces and matching upstands, space for a range-style cooker with extractor fan over, stainless steel sink and drainer, integrated dishwasher and an integrated larder cupboard with shelving and drawers. A central island provides further storage and solid ash work surfaces, together with two integrated wine coolers. The kitchen also includes two integrated fridges and an integrated freezer, underfloor heating and spotlights.

LOUNGE
19' 3" x 14' 1" (5.87m x 4.29m) With two UPVC double glazed windows and double doors opening into the garden room. Feature fireplace with log-burning stove, radiator and spotlights.

FAMILY ROOM / BEDROOM 5
13' 5" x 12' 9" (4.09m x 3.89m) With UPVC double glazed window, radiator and spotlights.

INNER HALLWAY
With laminate flooring, access to the cloakroom and access to the boiler room.

BOILER ROOM
Housing the oil fired central heating boiler.

UTILITY ROOM
With UPVC double glazed window and external door, laminate flooring, fitted with a range of wall, base and drawer units with work surfaces and matching upstands, stainless steel sink and drainer with mixer tap, extractor fan and space for a fridge.

SHOWER ROOM
12' 9" x 6' 6" (3.89m x 1.98m) With UPVC double glazed window, laminate flooring, low-level WC and wash hand basin with mixer tap, walk-in shower with rainfall shower and panelled surround, storage cupboard, extractor fan and heated towel rail.

FIRST FLOOR LANDING
With UPVC double glazed window and double doors opening onto the roof terrace, with views across the gardens and surrounding countryside, spotlights and radiator.

BEDROOM 1
16' 5" x 13' 2" (5m x 4.01m) With two UPVC double glazed windows, fitted wardrobe space, vaulted ceiling with exposed beams and two radiators.

BEDROOM 2
13' 3" x 13' 0" (4.04m x 3.96m) With two UPVC double glazed windows and radiator.









BEDROOM 3
12' 8" x 7' 11" (3.86m x 2.41m) With UPVC double glazed window, radiator and spotlights

BEDROOM 4
11' 1" x 9' 2" (3.38m x 2.79m) With UPVC double glazed window and radiator.

SHOWER ROOM
5' 7" x 5' 1" (1.7m x 1.55m) With UPVC double glazed window, tiled flooring, low-level WC and wash hand basin with storage shelving to the side and cupboard below, walk-in shower cubicle with panelled surround and electric shower, towel shelving and underfloor heating.

BATHROOM
8' 9" x 5' 1" (2.67m x 1.55m) With UPVC double glazed window, tiled flooring and partially tiled walls, low-level WC, wash hand basin with storage and drawers below, bath with electric shower over, heated towel rail, spotlights and underfloor heating.

KEY FACTS FOR BUYERS

SERVICES
Mains water and electricity are available. Oil fired central heating. Solar panels. Drainage is to a septic tank shared with a neighbouring property.

EPC RATING – C.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - East Lindsey District Council.

TENURE - Freehold.

BROADBAND - Check the broadband available for this property - Broadband Checker

MOBILE COVERAGE - Check the mobile coverage at the property here – Mobile Checker

VIEWINGS - By prior appointment through Mundys.











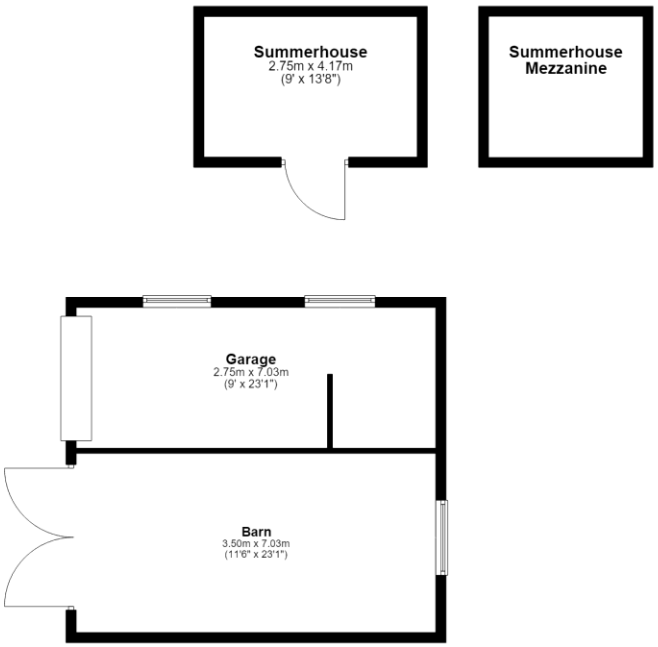






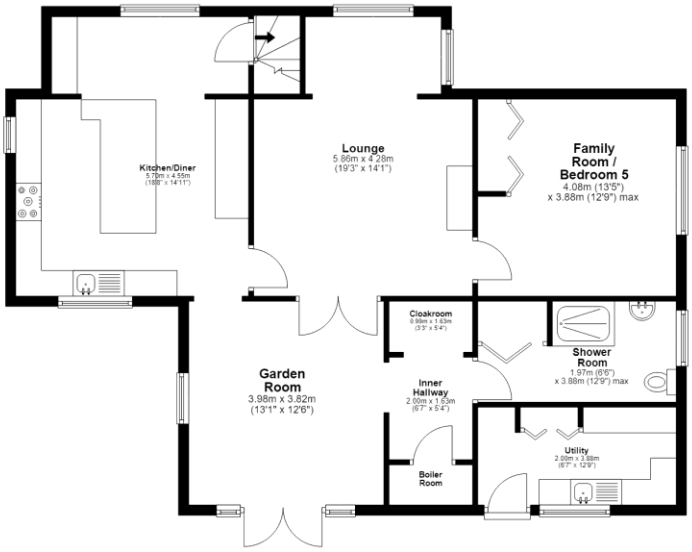
Outside

Approx. 64.4 sq. metres (692.7 sq. feet)



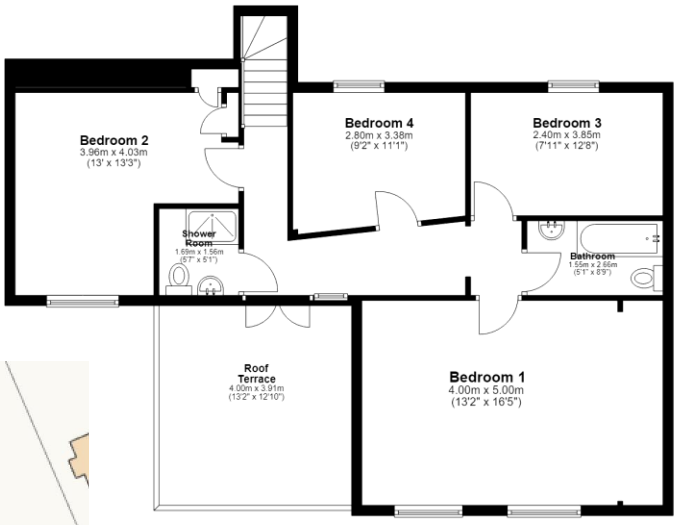
Ground Floor

Approx. 102.5 sq. metres (1103.4 sq. feet)



First Floor

Approx. 78.1 sq. metres (840.9 sq. feet)
(excluding Roof Terrace)



Total area: approx. 245.0 sq. metres (2637.0 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.
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2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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