



Windy Ridge
Toft Hill, Tumberley, Boston Lincolnshire. PE22 7TB





Windy Ridge

Toft Hill, Tumberley

An opportunity to purchase a spacious three-bedroom traditional Bungalow in this rural location. Set in 2.39 acres of mature grounds with a double garage and outbuildings. Boasting an established apple orchard and wildlife pond set with a variety of mature trees.

The property, which requires a scheme of improvement, comprises: Porch into reception hall, two reception rooms, kitchen, utility, two double bedrooms (one with ensuite), study-bedroom three, and bathroom.

Conveniently located for the historic market town of Horncastle and the well served villages of Coningsby and Tattershall with its 13th century Castle. The city of Lincoln, the seaside resort of Skegness and the stunning 'Lincolnshire Wolds' countryside are within comfortable driving distance.

ACCOMMODATION

A front entrance porch with uPVC double glazed inner door opening into the reception hall with radiator and double cupboard

Lounge – 13'0" x 13'0" With uPVC double glazed front bay window, fireplace with inset cast iron multi fuel stove, which heats the central heating and hot water and television point.

Kitchen – 10'4" x 10'4" Equipped with a farmhouse style range of wall and base units with work surface over, splash back tiling, white enamel single drainer sink with mixer tap, space for electric oven, tiled floor, uPVC double glazed rear door and window.

Utility room – 7'5" x 3'10" With a tiled floor, uPVC double glazed rear window, shelving to walls and plumbing for washing machine.

Dining room – 12'10" x 11'6" With uPVC double glazed front bay window, radiator and television point.

Study-Bedroom 3 – 11'3" x 9'6" With Velux skylight window and radiator.





Bedroom 1 – 12'10" x 11'8" (max.) With uPVC double glazed front bay window, a range of built in wardrobes to one wall, radiator and door into

Ensuite cloakroom – 5'3" x 2'10" With uPVC double glazed side window, W/C and wash hand basin.

Bedroom 2 – 13'7" x 11'3" With uPVC double glazed side window and radiator.

Bathroom – 7'4" x 5'7" Equipped with a bath, W/C., wash hand basin radiator and uPVC double glazed rear window.

Exterior

The property stands in grounds of 2.39 acres. Vehicular access is over the bridal way with an opening onto the property over the grassed drive leading to the

Double Garage – 18'6" x 18'5" Being of similar construction to the house with a flat fiberglass roof and 2 up and over vehicle doors. To the side of the garages are two stores. Steps lead up to the rear patio garden and to the front and side are lawned gardens with tall screen hedging to the road and mature shrub beds. To the rear of the property is a wooden shed and a dilapidated open fronted store. The rear garden opens out onto the grounds which are mainly grassed with paths, mature trees and an established apple orchard. Beyond the orchard is a large established wildlife pond attractively set with a variety of mature trees. This is believed to have been a clay pit for the 19c brick works behind this property. Immediately to the rear of the pond is a wildlife area which is planted with marsh grasses, saplings and bushes.

East Lindsey District Council – Tax band: C

ENERGY PERFORMANCE RATING: tbc

Construction, Access and Services

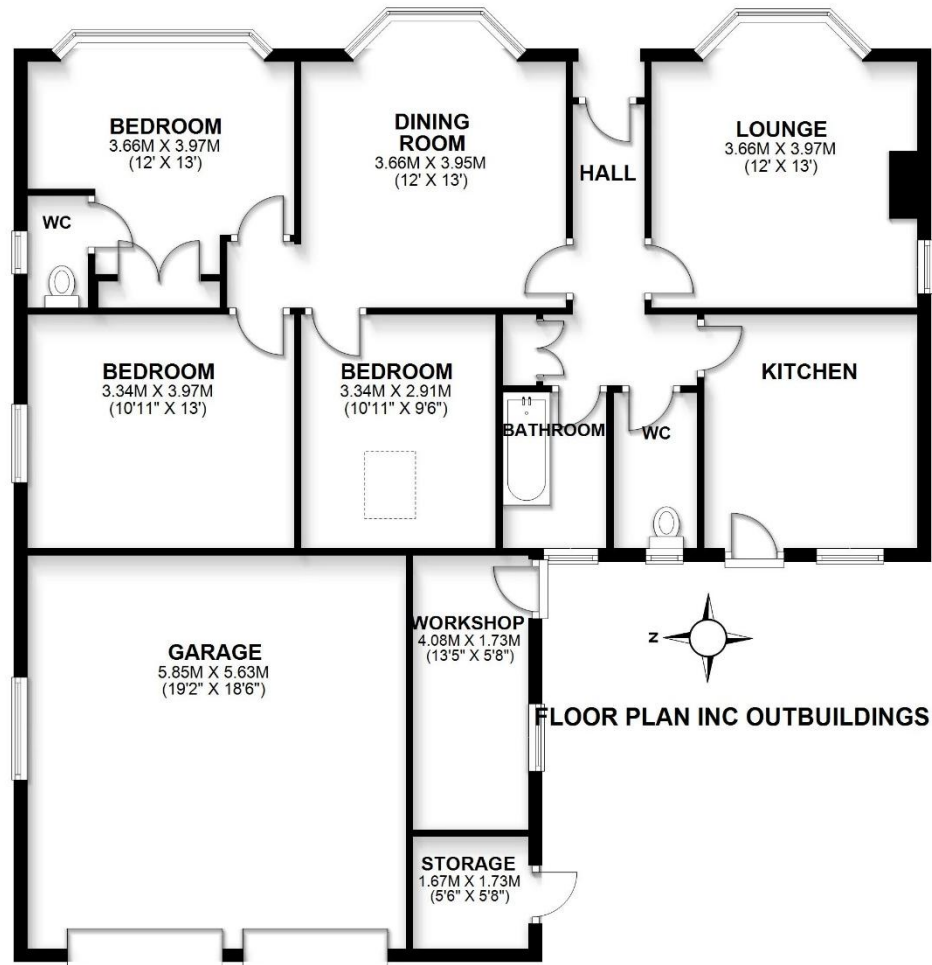
A traditional bungalow with a rendered exterior under a pitched asbestos tiled roof. Vehicular access is via the adjoining bridle way, which is owned by the property up to its rear boundary but over which the adjoining properties have vehicular rights of way, together with the public right of way. Mains water and electric, private drainage system. central heating is via the solid fuel stove in the lounge to radiators. 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 Horncastle Office
 Old Bank Chambers, Horncastle. LN9 5HY.
 Tel: 01507 522222;
 Email: horncastle@robert-bell.org;
 Website: <http://www.robert-bell.org>

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Tumby
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TOTAL AREA: APPROX. 140.0 SQ. METRES (1507.5 SQ. FEET)

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