



BRITISH
PROPERTY
AWARDS

2024



GOLD WINNER

ESTATE AGENT
IN HORNCASTLE



Skendleby Lodge
Skendleby, Spilsby, Lincolnshire. PE23 4QA





Skendleby Lodge

Skendleby

Skendleby Lodge is a beautiful thatched cottage, set with beautiful grounds and a stunning view to the attractive Lincolnshire Wolds village of Skendleby. Providing 4/5 bedroom family accommodation, the property offers space to craft a stunning country residence, with a wealth of reception spaces, large kitchen plus double garage and generous workshop.

Requiring a scheme of updating, this charming thatched property is a true 'chocolate box' location.

ACCOMMODATION

Entrance Hallway with wooden entrance door and steel single glazed leaded window to front aspect; decorative brick fireplace, carpeted floor and ceiling light. Wood glazed door to cloak store and doors to ground floor accommodation including:

Sitting Room having steel single glazed leaded windows to side and rear aspects; electric fire to tiled surround, carpeted floor, radiator, ceiling lights and power points. Steel single glazed leaded French doors to:

Conservatory having steel single glazed leaded windows to sides and rear with patio door to side aspect; carpeted floor and power points.

Dining Room with steel single glazed leaded windows to rear aspect; carpeted floor, radiators, ceiling lights and power points. Breakfast Kitchen having steel single glazed leaded windows to front and side, door to side aspect; a good range of storage units to base and wall levels, double sink and drainer to roll edge worktop, electric cooker and four ring hob. Carpeted floor, radiator, ceiling lights and power points. Wood single glazed leaded door to:

Utility with steel single glazed leaded window to rear; ceramic Butlers sink, space and connections for upright fridge-freeze and washing machine. Vinyl flooring, radiator and ceiling light.





Washroom with steel single glazed leaded window to front aspect; wash hand basin set to roll edge worktop, carpeted floor, radiator and ceiling light. Door to:

Cloakroom with steel single glazed leaded window to front aspect; high level WC, carpeted floor and ceiling light.

Small Cellar / Store with steel single glazed leaded window to side aspect and ceiling light. Wood glazed door to hallway.

First Floor

Gallery Landing with steel single glazed leaded windows to front aspect; carpeted floor, loft access hatch and ceiling lights. Doors to first floor accommodation.

Bathroom having steel single glazed leaded windows to front aspect; bath with tiled surround, pedestal wash hand basin and low level WC. Carpeted floor, radiator and ceiling light.

Shower Room having steel single glazed leaded window to side aspect; shower cubicle with tile surround, pedestal wash hand basin and low level WC. Carpeted floor, radiator and ceiling light.

Bedroom 2 with steel single glazed leaded windows to side and rear aspects; carpeted floor, radiator, ceiling light and power points.

Master Bedroom with steel single glazed leaded windows to rear aspect; carpeted floor, radiators, ceiling light and power points.

Bedroom 3 with steel single glazed leaded window; carpeted floor, radiator, ceiling light and power points.

Bedroom 4 with steel single glazed leaded window to front aspect; built in wardrobe storage, carpeted floor, radiator, ceiling light and power points.

Bedroom 5 / Study with steel single glazed leaded window to front aspect; wood flooring, radiator and ceiling light.





OUTSIDE

The property is approached to the front, through driveway entrance flanked by stone columns, and up a large driveway, providing ample parking and turnaround space for multiple vehicles, and continuing to the **Double Garage** with electric roller shutter door, windows to side and rear, light and power: **Workshop** with steel single glazed leaded windows to sides and rear, double doors to front, light and power.

The garden is predominately laid to lawn, sweeping around from the front and to a semi-circular rear; looking across the neighbouring grass field and to the undulating Lincolnshire Wolds hills beyond. Furnished with a greenhouse and garden store, this south & west facing garden is looked out upon from the patio which leads off the rear of the house. The garden is set with a range of mature trees and shrubs, and evergreen hedging.

THE AREA

Skendleby was mentioned in the 1086 Domesday Book and lies on the south eastern edge of the Lincolnshire Wolds, approx. four miles north east from the market town of Spilsby – home to a range of services and amenities including primary and secondary schooling.

East Lindsey District Council – Tax band: D

ENERGY PERFORMANCE RATING: tbc

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 Horncastle Office

Old Bank Chambers, Horncastle. LN9 5HY

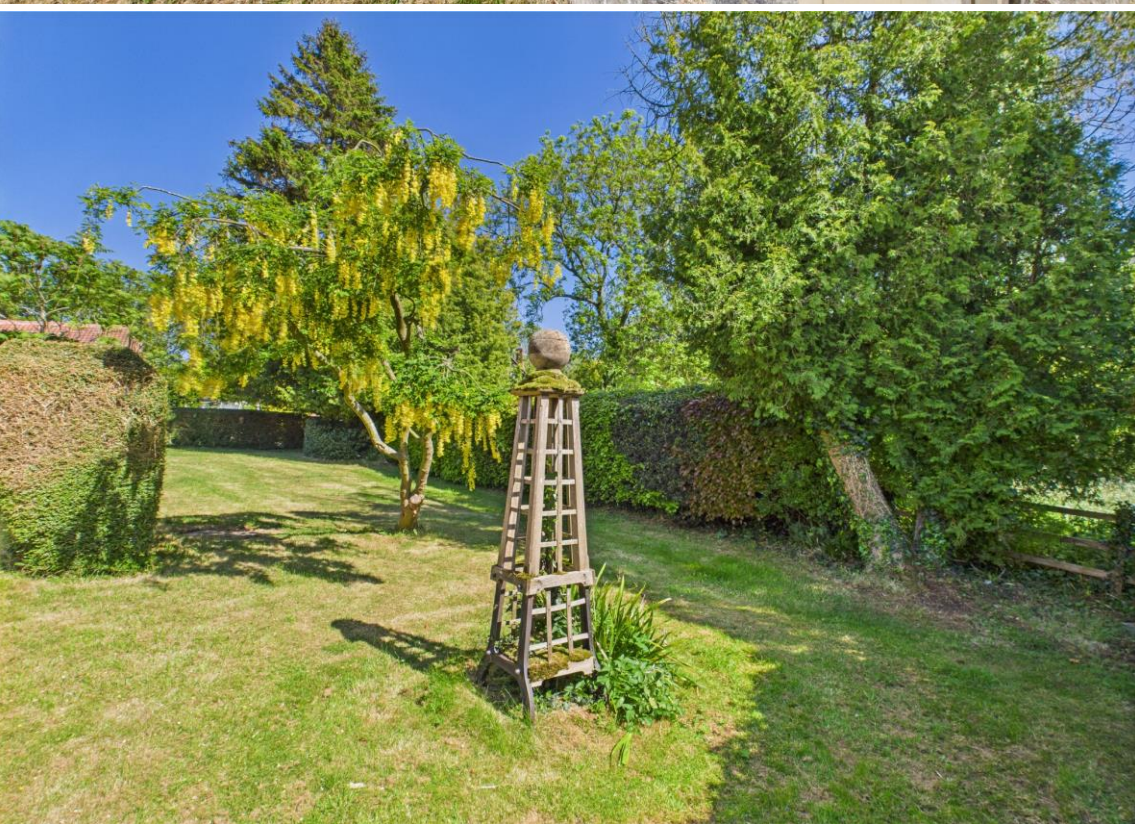
Tel: 01507 522222

Email: horncastle@robert-bell.org;

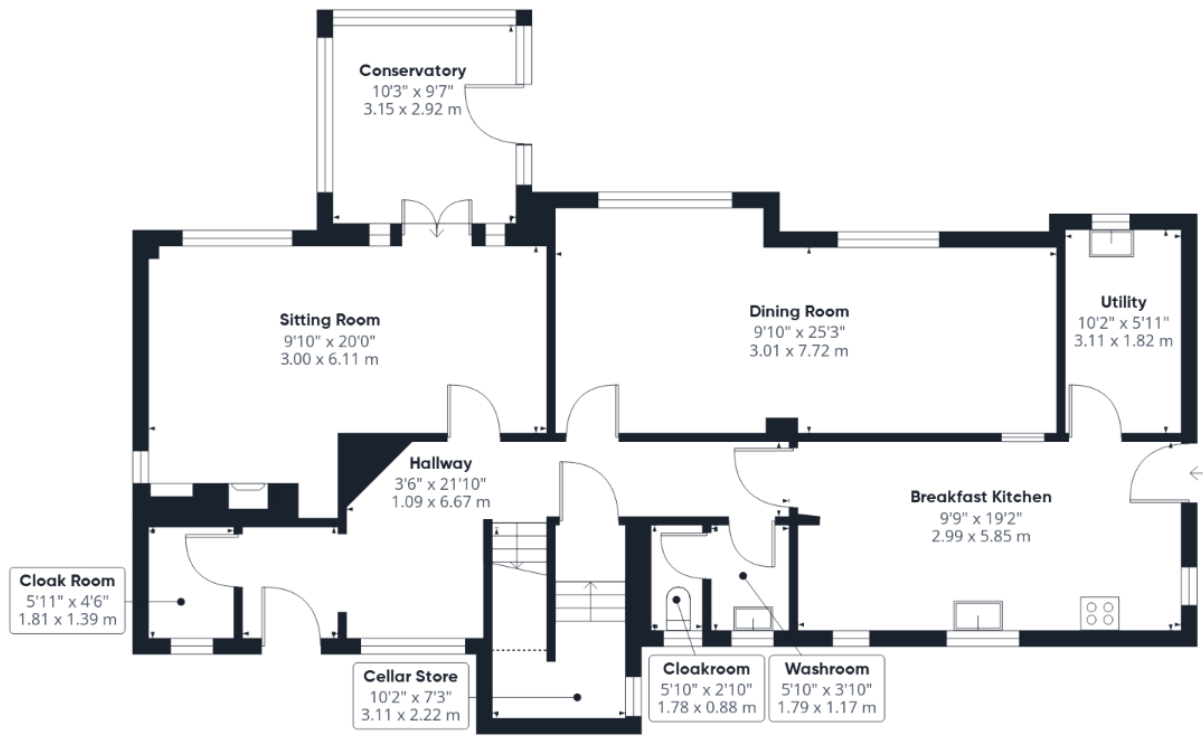
Website: <http://www.robert-bell.org>

Brochure prepared 23.05.2025



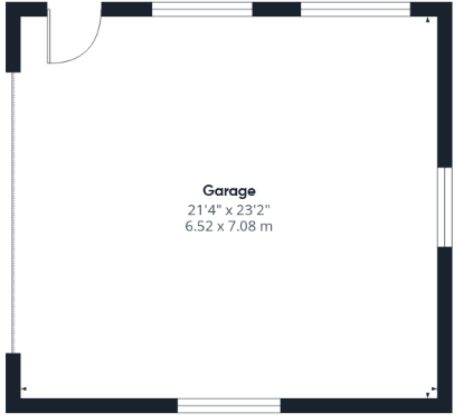






Approximate total area⁽¹⁾
 2848 ft²
 264.7 m²

Reduced headroom
 21 ft²
 1.9 m²



(1) Excluding balconies and terraces

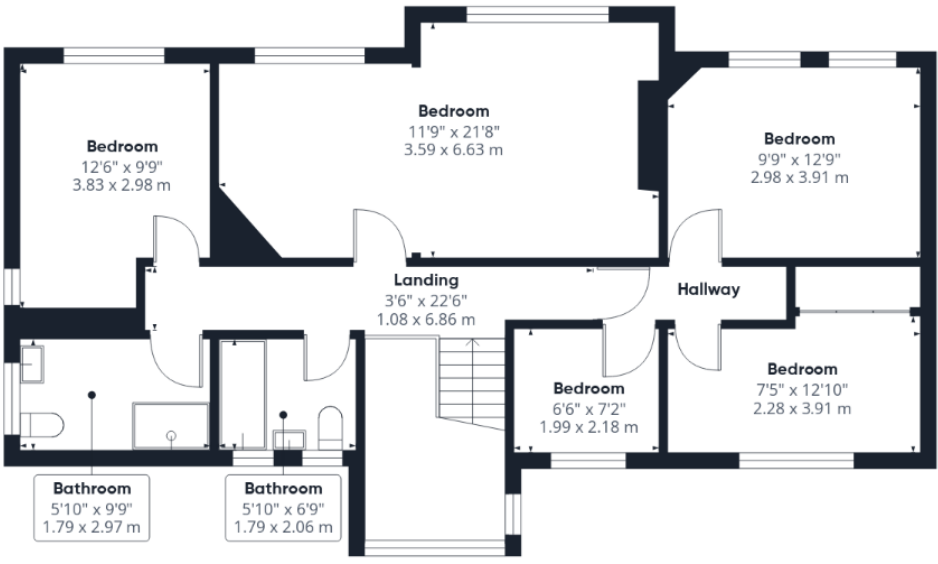
Reduced headroom
 Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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