



HADDON
COTTAGE

Haddon Cottage

East Keal

M A S O N S

SINCE 1850

Haddon Cottage

Church Lane, East Keal,
PE23 4AT



Charming detached cottage-style bungalow

Four bedrooms & two bathrooms

Beautifully refurbished throughout

Plot of approximately one-third of an acre

Landscaped private gardens and courtyard

Extensive driveway & extra-long garage

Peaceful village setting near Lincolnshire Wolds

Easy access to Spilsby & village amenities

A rare opportunity to acquire this truly unique and individual four-bedroom detached cottage-style bungalow, set along the picturesque no-through Church Lane in the sought-after village of East Keal. Occupying a generous plot of approximately one-third of an acre, close to the rolling countryside of the Lincolnshire Wolds, the property enjoys an idyllic and peaceful setting.

Beautifully refurbished and thoughtfully remodelled by the current owners, the accommodation briefly comprises a kitchen diner, utility room, lounge, three bedrooms with a further bedroom or study, and two bathrooms. Outside, the stunning landscaped gardens provide a mature backdrop with extensive driveway parking leading to an extra-long garage, private gardens and a delightful suntrap courtyard.

The property is within easy walking distance of the village shop, while the thriving market town of Spilsby is only a few miles away.

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Believed to date back to the 1850s, with a sympathetic extension added during the 1980s, this charming home effortlessly combines period character with modern convenience.

Lovingly maintained and enhanced by the current owners, the property features an attractive rendered exterior beneath a traditional clay pantile roof, complemented by composite window shutters and double-glazed windows for improved efficiency.

A recently installed Navien oil-fired boiler ensures economical running, while the newly fitted kitchen and utility room provide stylish contemporary living, perfectly suited to modern family life.







Ground Floor

A covered entrance porch with part-glazed front door opens into a spacious hallway extending to either side, providing access to the principal rooms and the central courtyard. Characterful wall panelling, a panelled ceiling and carefully chosen wallpaper create a warm first impression, complemented by wood-effect flooring throughout.



The kitchen diner is an impressive L-shaped room, featuring a recently installed Wren kitchen with timeless Shaker-style cabinetry and white glitter-effect quartz work surfaces. A comprehensive range of quality Neff appliances includes a single electric oven, induction hob with extractor, integrated dishwasher and under-mounted sink.



Attractive tiled flooring, exposed ceiling beams and windows to three aspects flood the room with natural light. A sliding door leads to the utility room, fitted with a further range of units, granite worktop with under-mounted sink, space and plumbing for a washing machine and tumble dryer, housing the oil-fired boiler, with additional space for a fridge and a door opening onto the rear garden.





The spacious lounge is full of cottage charm, featuring exposed beams and an impressive inglenook fireplace with multi-fuel stove. Wall panelling and fitted shelving create a warm and inviting atmosphere, while wood-effect flooring, windows and patio doors overlooking the rear garden make it a wonderful room for relaxing.



Adjacent is the versatile fourth bedroom, currently ideal as a study or hobby room, offering generous proportions, wood-effect flooring and a window.





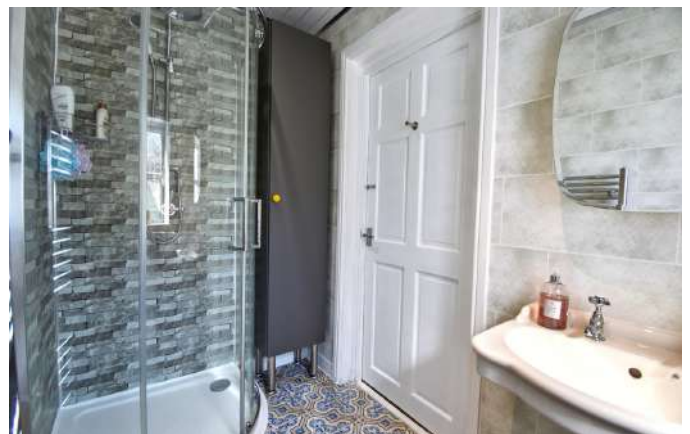
The principal bedroom is exceptionally spacious with a split-level design, the sleeping area being carpeted and complemented by built-in wardrobes, wall panelling, exposed beams and windows. The adjoining sitting and dressing area features wood-effect flooring, additional wardrobes and a fireplace with wood-burning stove, creating a cosy retreat or additional reception space, with patio doors opening directly onto the courtyard.



The second bedroom is a generous double with wood-effect flooring, built-in wardrobes, dressing table and window, while the third bedroom is a comfortable single with built-in wardrobes and window. The family bathroom is beautifully appointed with a four-piece suite comprising a walk-in shower with thermostatic mixer, a freestanding roll-top bath, wash hand basin and WC, together with a storage cupboard, heated towel rail, tile effect vinyl flooring, attractive wall tiling and windows to two aspects.



The shower room is fitted with a corner shower cubicle with thermostatic mixer, WC and wash hand basin, complemented by mermaid board panelled walls and floor tiling, a heated towel rail and frosted window.









Outside

The property is approached via a wide gravelled driveway bordered by raised planted beds filled with mature shrubs, plants and established bushes, creating an attractive and welcoming approach.

Enclosed by fencing and hedging, the driveway continues to the rear of the plot where there is ample turning space and access to the extra-long detached brick-built garage with pitched roof, remote-controlled electric door, windows, pedestrian access door, lighting and power.





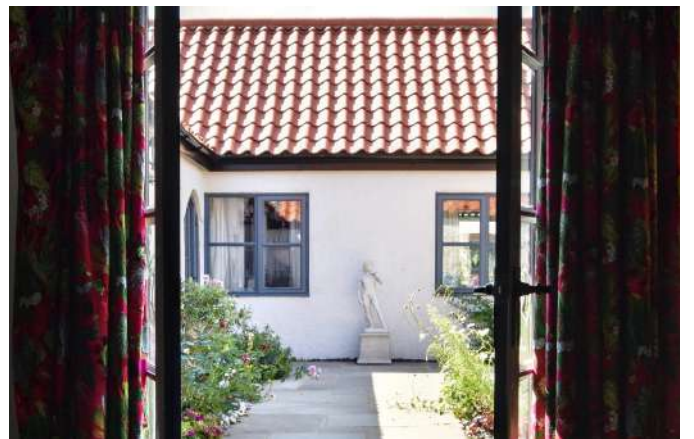
The rear garden is a wonderfully private and established space, enjoying an abundance of mature trees, shrubs and flowering borders surrounding the predominantly lawned garden. A greenhouse and vegetable growing area sit alongside a patio and sheltered canopy adjoining the utility room, providing the perfect setting for outdoor entertaining and al fresco dining.



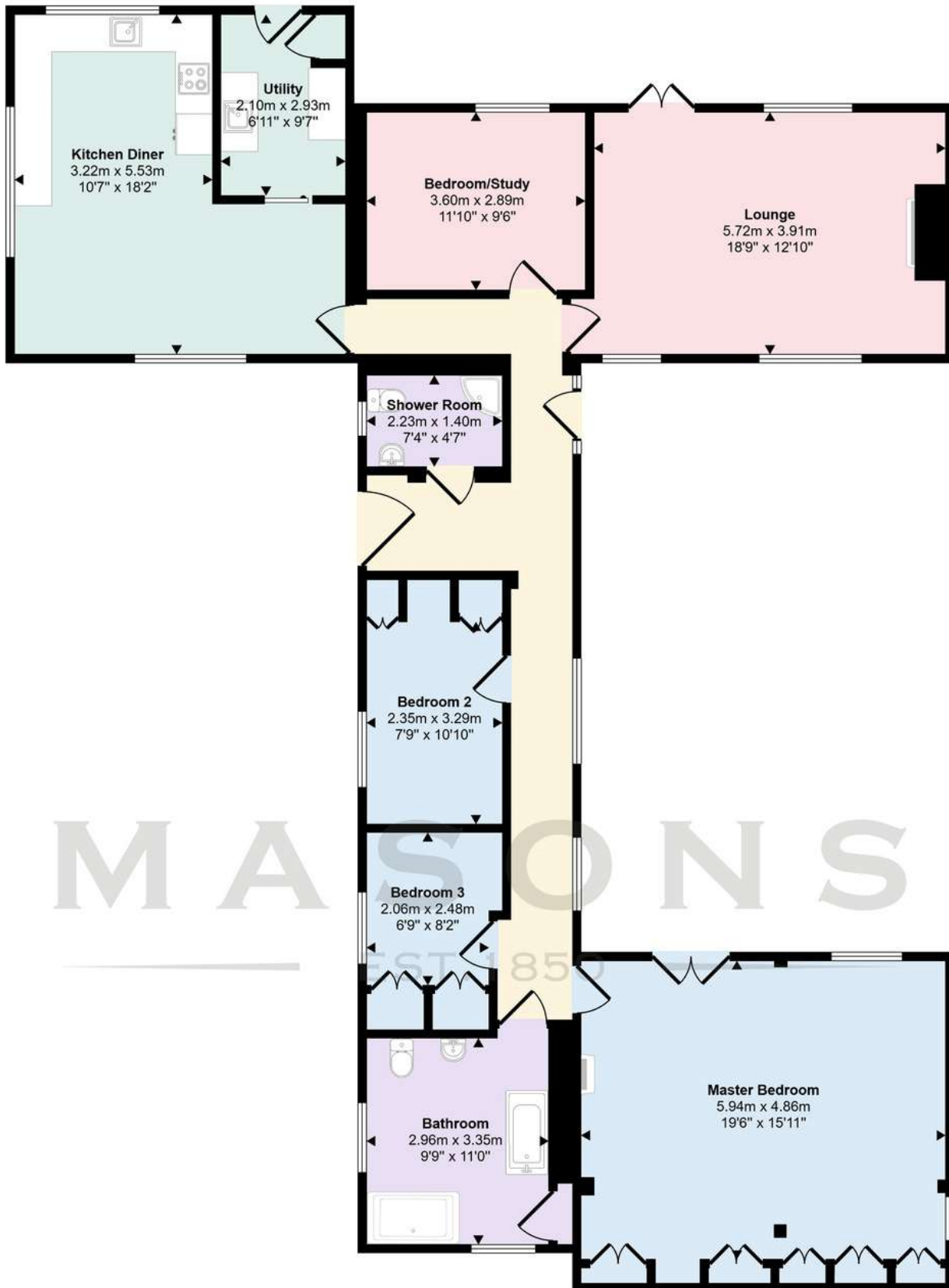
The Mediterranean-style courtyard is a delightful suntrap, laid to paving with planted borders, enclosed fencing and gated access to the gardens. Enjoying sunshine for much of the day, it offers a peaceful and secluded spot to relax and unwind, completing the appeal of this charming village home.





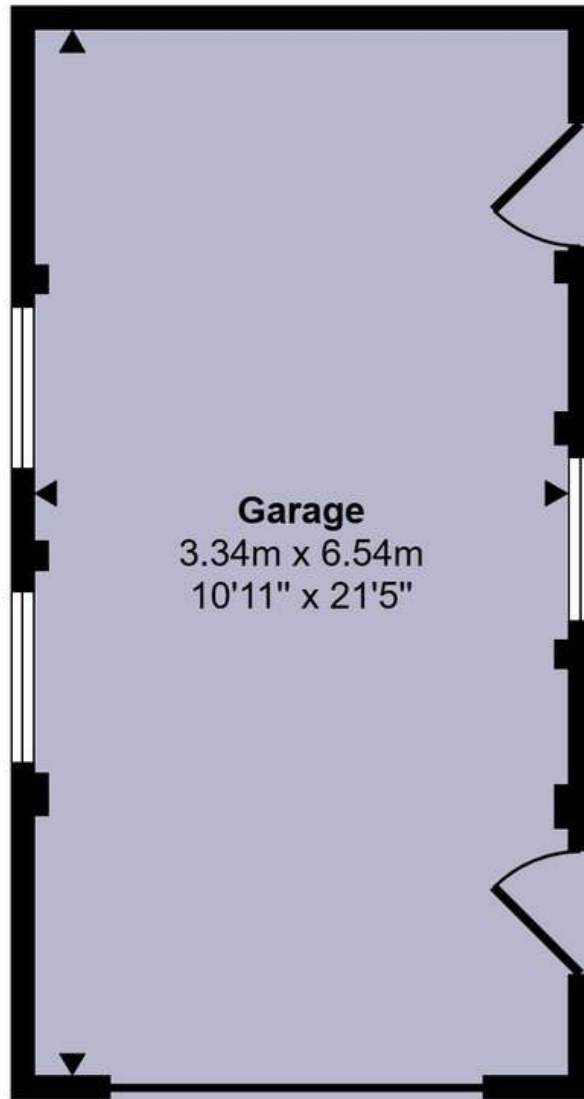


Approx Gross Internal Area
170 sq m / 1834 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like real items.

Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale.



Garage
Approx 22 sq m / 235 sq ft

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East Keal

Spilsby

The property sits in the heart of the lively village of East Keal just a short walk to the village shop and St. Helen's Church. Less than 3 miles from Spilsby to the northeast whilst Boston is 14 miles south and Lincoln about 30 miles west. The Lincolnshire Wolds, an Area of Outstanding Natural Beauty, is just north of Spilsby and the beautiful sands along the Lincolnshire coast are less than a half hour drive. The seaside resort of Skegness is about a 14 mile drive east, around 20 minutes away.

As well as the Wolds and the coast, there is plenty to see and do in the area, for example, only a few minutes away is English Heritage's Bolingbroke Castle, a ruined 13th-century castle and birthplace of Henry IV, with expansive grounds open to the public, whilst Snipe Dales (less than 10 mins) is a nature reserve and country park with wonderful views of the Wolds, a lovely place to walk along marked trails through woods and meadows and many fishing lakes nearby.

More attractions are within a 20 minute drive such as the National Trust's Gunby Hall and Tattershall Castle, an award winning The Ark Wildlife and Dinosaur Park in Stickney, The Battle of Britain Memorial Museum in Conningsby, not to mention the very attractive little town of Woodhall Spa, an old Edwardian resort with 2 world renowned golf courses, being the home of England Golf.



The Lincolnshire Wolds and The Coast

Recognised as an Area of Outstanding Natural Beauty (AONB), the Wolds is ideal for those who appreciate outdoor activities like walking, and cycling with miles of scenic trails and bridleways weaving through its charming villages and farmland. Towns and villages like Louth, Market Rasen, and Alford offer a blend of rural charm and modern convenience, with a strong sense of community, and an array of amenities, including shops, cafés, and pubs. The region is known for its excellent primary and secondary schools, making it particularly attractive for families.

Stretching for miles, the Lincolnshire coastline is home to stunning beaches, nature reserves, and picturesque villages, providing an ideal setting for those seeking a more relaxed, rural lifestyle. Areas like Skegness, and Mablethorpe offer thriving local communities, great schools, and a variety of amenities. The region's natural beauty, including the renowned Gibraltar Point National Nature Reserve, makes it perfect for outdoor enthusiasts, with opportunities for walking, birdwatching, and cycling.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Tax band C

Services Connected

We are advised that the property is connected to mains electricity, water and drainage but no utility searches have been carried out to confirm at this stage.

Tenure

Freehold

Location

What3words: /// knees.metals.kite

Directions

From the A16 at Spilsby, travel south along the A16 continuing for a few miles until you reach the village of East Keal. Turn left onto Church Lane, past the village shop and continue down the narrow lane, around the left-hand bend and the property will be found shortly on your right hand side.

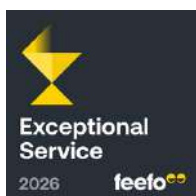
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