



Field House
Beck Lane, Welton le Marsh, Spilsby. PE23 5SZ

BELL



Field House

Beck Lane, Welton le Marsh

NO ONWARD CHAIN! Field House is situated in a tranquil, secluded rural location and lies within the Lincolnshire Wolds Natural Landscape, an area of Outstanding Natural Beauty.

Field House is a spacious, well-presented three bedroomed detached cottage. With a large lounge to the front and south west facing conservatory to the rear, both off a central breakfast kitchen, the property enjoys an intelligent layout. There is a utility, boot room and cloakroom to the ground floor; bedrooms including master with en suite, and bathroom to the first floor.

The cottage enjoys delightful private gardens with patio areas, ample parking and timber workshop with log store. This is an idyllic setting perfect for someone wishing to enjoy a quiet retreat surrounded by nature as the property adjoins a conservation smallholding. The east facing upper windows offer a view which stretches from the edge of the Wolds across the coastal marshes and to the coast.

Welton le Marsh has a church and village hall which holds regular community events. The well serviced market town of Spilsby lies approximately six miles away with shopping, leisure, social and educational facilities.



ACCOMMODATION

Entrance Hallway with wood effect double glazed front entrance door, carpeted stairs with hand rail to first floor, carpeted floor, radiator and ceiling light. Door to:

Lounge having wood effect double glazed windows to front and sides; log burning stove to brick fireplace, carpeted floor, built in under stairs storage space, radiators, TV point, ceiling lights and power points. Door to:



Breakfast Kitchen having wood effect double glazed windows to sides and rear, French doors to rear garden; an excellent range of storage units to base and wall levels including glazed shelves, 1 1/2 bowl sink and drainer to roll edge worktop with space and connections for electric cooker, Integrated fridge, freezer and dishwasher. Tiled flooring, radiator and ceiling spotlights. Door to utility, wood effect double glazed door to boot room and French doors to:

Conservatory having wood effect double glazed windows to sides and rear, French doors to rear garden; tiled flooring, radiators and power points.

Utility with wood effect double glazed window to side aspect; space and connections for washing machine, radiator and ceiling light.

Boot Room with wood effect double glazed windows to side and rear, door to front; sink and drainer to roll edge worktop above storage units, tiled floor, sliding doors to storage space, radiator and ceiling lights. Door to:

Cloakroom with wood effect double glazed obscure window to rear aspect; low level WC, wash hand basin to corner storage unit, tiled floor and ceiling light.

First Floor

Landing with wood effect double glazed window to side aspect; carpeted floor, radiator, loft access hatch, ceiling light and power points.

Bedroom 2 with wood effect double glazed windows to front aspect; carpeted floor, radiators, ceiling light and power points.

Bedroom 3 with wood effect double glazed window to side aspect; carpeted floor, radiator, ceiling light and power points.

Master Bedroom with wood effect double glazed windows to rear aspect; carpeted floor, radiators, TV point, ceiling light and power points. Door to:





En-suite with wood effect double glazed obscure window to side aspect; walk in shower cubicle with tiled surround, monsoon head over, wash hand basin to storage unit and low level WC. Tiled flooring, heated towel rail and ceiling light.

Family Bathroom having wood effect double glazed obscure window to side aspect; P shaped panel bath with tiled surround and monsoon head shower over, wash hand basin to storage unit and low level WC. Tiled floor, heated towel rail and ceiling light.

OUTSIDE

The property is situated at the end of a private road which runs from a quiet lane. A gravelled parking area suitable for multiple vehicles adjoins the property. To the front of the property is a patio area and lawned garden with further fenced off space beyond, all contained by mature hedging. The conservatory opens to the rear patio from which steps lead onto a lawned area. There is further amenity space to the north westerly side of the parking area and around the workshop.

To the side, off the driveway, is further lawned space with mature trees.

East Lindsey District Council – Tax band: tbc

ENERGY PERFORMANCE RATING:

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

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Field House

Approximate Gross Internal Area
Ground Floor = 88 sq m / 947 sq ft
First Floor = 63.2 sq m / 680 sq ft
Total = 151.2 sq m / 1627 sq ft
(Excluding Garden Store)



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.

DISCLAIMER

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