



Southwold

Hemingby

M A S O N S

— SINCE 1850 —



Southwold

Hemingby, Horncastle, LN9 5QF

Edge of Lincolnshire Wolds village location

Generous 0.56 acre plot (STS)

Spacious four-bedroom detached bungalow

Bright triple-aspect lounge with patio doors

Modern breakfast kitchen with range cooker

Master bedroom with en suite

Detached double garage and ample parking

Private, mature and secluded rear garden

Offered for sale Chain Free

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A superb opportunity to acquire this deceptively spacious, four-bedroom detached bungalow set in a sought-after village on the edge of the beautiful Lincolnshire Wolds, standing within a generous plot of 0.56 acres (STS). This impressive home offers extensive family accommodation including entrance hall, breakfast kitchen, utility, lounge, dining room, four bedrooms with master en suite and a further family bathroom, while externally benefiting from a detached double garage, ample front parking and a delightful, private mature rear garden.

The property is of yellow brick construction, an attractive design with tiled roof covering, complemented by uPVC double-glazed windows and doors throughout. It also benefits from oil-fired central heating via a Grant boiler system.





Accessed via double arched uPVC doors into an entrance porch, leading through a glazed timber door into a spacious and welcoming central hallway with carpeted flooring and timber doors to principal rooms. Loft hatch to roof space and alarm control panel. To one side is a cloaks cupboard with a further cupboard housing the hot water cylinder and shelving for laundry.



The breakfast kitchen is a stylish, modern space with a range of fitted base and wall units finished in Shaker-style timber doors. Marble-effect roll-top work surfaces incorporate a one-and-a-half bowl stainless steel sink. Windows to two aspects and an extending breakfast bar create a practical dining area. Included is a Bertazzoni Italian free-standing range cooker with twin ovens and five-ring induction hob with extractor above, along with a built-in Bosch larder fridge. Karndean tile-effect flooring extends into the rear utility room, which offers fitted base units, a further stainless-steel sink, space and plumbing for appliances, rear garden access and built-in pantry cupboards.





The lounge is a bright and inviting space with windows to three aspects, including an arched window and sliding patio doors opening onto the side garden, allowing the room to enjoy sunlight throughout the day. A fireplace with tiled hearth and timber surround houses an open grate fire. Carpeted flooring continues through an archway into the dining room, which also has a window and connecting door to the hallway.



The master bedroom is a generous double with twin rear-facing windows, carpeted floor and built-in mirrored wardrobes, complemented by a smart en suite with corner shower cubicle, wash basin, back-to-wall WC with storage, heated chrome towel rail and illuminated mirror. Bedrooms 2 and 3 are similarly well-proportioned doubles, while bedroom 4 is a good-sized single, previously used as a study, with fitted shelving and cupboards. The family bathroom features a modern suite with large shower cubicle, attractive tiling, wood-effect flooring, WC, wash basin with storage, heated towel rail and frosted window.

Adjacent to the utility is an externally accessed boiler room housing the Grant oil-fired boiler, with fitted cupboards and worktop, providing useful dry storage.







Outside

The bungalow occupies a proud, elevated position above the road, approached via an extensive tarmac driveway offering parking for multiple vehicles and leading to the double garage. A raised lawn sits to one side with fenced and hedged boundaries, while steps and a pillared balustrade lead to a front terrace that enjoys sunlight for much of the day. Gated access is available to both sides of the property, leading to the rear garden.

Double Garage

With remote electric roller door to the front, this generously sized garage includes a built-in workbench with cupboards, electricity consumer unit and electric heater panel. A lean-to dry storage area is positioned at the rear.

Rear Garden

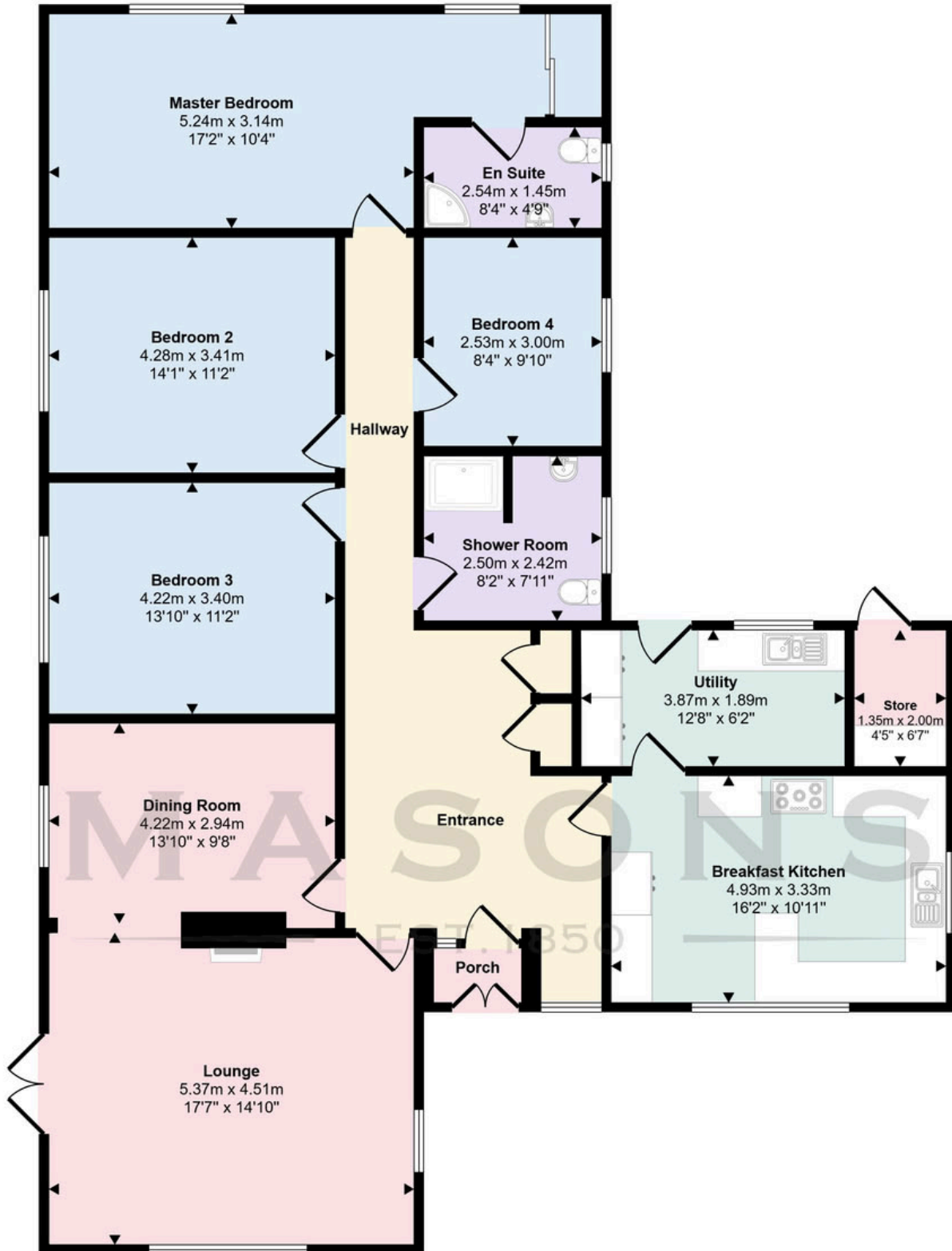
The rear garden is a private and secluded haven, deceptively spacious and widening towards the rear. An extensive patio adjoins the property with outside tap and lighting, leading to a central patio ideal for al fresco dining. A water feature sits to one corner alongside a large aluminium-framed greenhouse with power. Mature shrubs, trees and planted borders surround the garden, which is mainly laid to lawn with a central planted feature. A charming timber summer house sits beside a pond, while a large steel shed provides practical storage. The garden is enclosed by high-level fencing and hedging, with a rear path leading to further shed, wild garden areas and the oil tank.







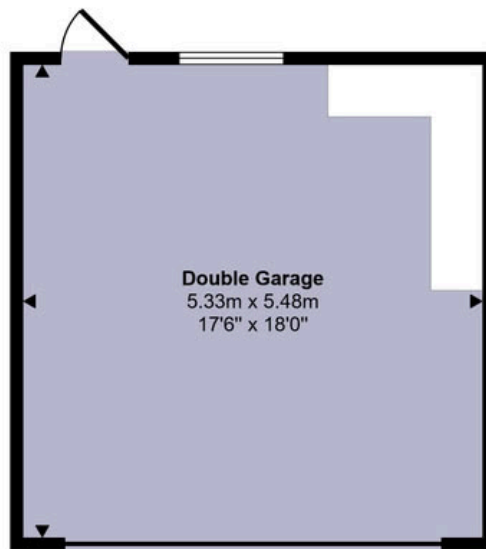
Approx Gross Internal Area
194 sq m / 2085 sq ft



Floorplan
Approx 165 sq m / 1771 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 29 sq m / 314 sq ft

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Hemingby

Village with community

Hemingby is a popular village at the edge of the Lincolnshire Wolds, designated as an Area of Outstanding Natural Beauty. The village has The Coach and Horses public house, an active village hall, a bespoke children's play area, St. Margaret's Church and is about 4 miles north of the well serviced, historic market town of Horncastle and 19 miles east of the cathedral city of Lincoln.



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. Additionally, good transport links, including proximity to business hubs like Lincoln and Grimsby, ensure that residents can easily commute or enjoy day trips to larger urban centres.



Horncastle

Vibrant Living in the Wolds



Rich in history, Horncastle traces its roots back to Roman times and has since grown into a bustling town renowned for its abundance of antique shops. Residents of Hemingby benefit from easy access to Horncastle's excellent amenities, including a variety of eateries, supermarkets, health centres, pubs, and takeaways. Sports enthusiasts can enjoy the nearby tennis, cricket, and rugby clubs, as well as an impressive 18-hole golf course just a short drive away. Families in Hemingby have access to outstanding education, with schools such as Horncastle Primary, Banovallum School, Queen Elizabeth's Grammar School, and Horncastle College. The village is well connected, with the A158 providing a direct route to Lincoln, just 18 miles away. Additionally, Hemingby is within reach of the stunning East Lincolnshire Coast and the scenic Lincolnshire Wolds, making it a desirable and well-located rural retreat.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	67 D
39-54	E		
21-38	F		
1-20	G		

Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band D

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: ///surface.currently.essays

Directions

From the centre of Horncastle, take the A158 north towards Lincoln and travel for some distance until the right-hand turning onto High Street at Baumber. Take this right and continue for a short distance then take the first right turning signposted for Hemingby. Travel into Hemingby, bear round the left-hand bend adjacent the pub and take the first right turning into Main Road. Follow this road for a short distance and the property will be found on the left-hand side.

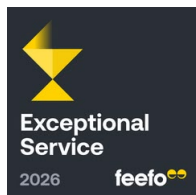
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