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PROPERTY
AWARDS

2024

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GOLD WINNER

ESTATE AGENT
IN HORNCastle



Lynwood

Church Lane, High Toynton, Horncastle, Lincolnshire, LN9 6NN

BELL



Lynwood

Church Lane, High Toynton, Horncastle

Lynwood represents a rare opportunity to purchase a spacious five bedroom bungalow, alongside yard, buildings and a 2.7 acre (sts) paddock; the plot as a whole reaching 4.4 acres (sts).

Located on the eastern edge of High Toynton, a hamlet in classic mid-Lincolnshire countryside, the property is close to the South-Eastern extremity of the designated National Landscape area of the Lincolnshire Wolds and convenient for Horncastle, just one mile away.

This Georgian market town provides amenities, shops, cafes and bars, leisure and both primary and secondary education including a Grammar School. The city of Lincon and the seaside resort of Skegness are within easy driving distance, being 21 miles in opposing directions.

ACCOMMODATION

Entrance Utility Room - A practical space fitted with wall and base units, worktop with single drainer sink, and space for a washing machine. Features include a radiator, tiled flooring, loft hatch, and a uPVC double glazed window and external door.

Shower Room - Fitted with a shower cubicle and direct shower, WC, wash hand basin, and radiator. Finished with a uPVC double glazed window providing natural light.

Dining Kitchen - A generous family kitchen featuring a range of wall and base units, worktops with single drainer sink, tiled splashbacks, and tiled flooring. Includes a cooking range with gas hob and electric ovens, space for a dishwasher, radiator, and a solid fuel stove. Natural light is provided by three uPVC double glazed windows.

Lounge - With a cast iron solid fuel stove and back boiler, which supplies the central heating and hot water. Also includes a radiator and uPVC double glazed window, with an open archway leading into the:

Sun Lounge - Constructed in brick with a solid roof, this bright and spacious sunroom benefits from three radiators, three uPVC double





glazed windows, and patio doors opening onto the rear garden — ideal for relaxing or entertaining year-round.

Porch & Inner Hall - Welcoming entrance with a uPVC double glazed door and side screen, radiator, and access to the main living areas.

Family Bathroom - Well-appointed with a panelled bath and direct shower over, WC, wash hand basin, tiled walls, storage cupboard, radiator, loft access, and a uPVC double glazed window.

Bedroom 1 - Spacious double room featuring dual-aspect uPVC double glazed windows for plenty of natural light, and a radiator.

Bedroom 2 - Comfortable double bedroom with a uPVC double glazed window and radiator.

Bedroom 3 - Another well-proportioned bedroom, complete with a radiator and uPVC double glazed window.

Bedroom 4 - Ideal as a bedroom, home office, or hobby room, with radiator and uPVC double glazed window.

Bedroom 5 - Versatile fifth bedroom with radiator and uPVC double glazed window — suitable as a guest room, nursery, or study.

Exterior

The property is approached via a shared private roadway leading to:

Detached Garage – 21'3" x 11'3" - Constructed with concrete block walls and an asbestos roof, featuring twin wooden vehicle doors.

Gardens

The front garden is enclosed by a low retaining wall with hand gate and path to the main entrance. It is predominantly laid to lawn with a raised flower bed. To the rear, the larger garden is also mainly lawned and includes a raised patio area, wooden summer house, raised decking, and a small orchard — offering a delightful outdoor space for entertaining, relaxing, or gardening.

Please note: A base is in place for a potential en-suite extension to the rear of the bungalow.

Mower store – 8'9" x 7'1" - of brick and tiled construction.

To the far side of the roadway is an enclosure with a small pond and **Log Cabin/Annex**.

Living-kitchen – 16'5" x 11'6" - equipped with a range of wall and base units, worksurface with splashback tiling and one and a half bowl sink, Ariston water heater, wood burning stove and uPVC double glazed window and entrance door.





Bedroom – 7'9" x 7'4" - With uPVC double glazed window.
Shower room – 7'8" x 7'5" - With plumbing and electric for the shower, remainder to be completed by the buyer.

Yard and Agricultural Buildings

The yard comprises 1.42 acres and contains the following outbuildings:

General store – 36'1" x 13'1"

Of brick and block construction under a steel profile sheet roof, light and power and consumer unit.

Pig shed and store – 73'6" x 17'9" plus lean-to

Of brick and block construction with steel and timber under a steel profile sheet roof, part being open and the remainder enclosed with a timber lean-to to the rear, light, power and water.

Carpentry Workshop – 35'1" x 22'4"

Of timber construction under a steel profile roof, light, power.

Open store – 13'9" x 11'10"

Of brick construction under a pantile roof with concrete floor.

A pair of narrow Crew sheds – 67' x 14'9" plus 75'6" x 14'9"

A pair of parallel crew sheds with pantile roofs with steel or timber trusses on block pillars with partial York boarding.

Crew shed – 57'5" x 39'5" plus 57'5" x 13'2"

Of steel portal frame construction with timber lean-to, under a steel profile sheet roof, with a raised narrow central feed passage.

Large shed – 59' x 64' plus 45' x 10'

Of steel portal frame construction with lean-tos having a steel profile sheet roof, partial block walls and a stoned floor.

Straw store – 49' x 31'2" Comprising 2 adjoining steel sheds with timber trusses and steel profile sheet roof, the walls blocked in part with Yorkshire boarding. **2 Greenhouses**

The Paddock

Being parcel ID number: TF2869 5284 and containing 2.68 acres of permanent pasture which fronts the A158 Spilsby Road which currently receives a rural payment grant for 428 metres of fencing, with a value of £2,713.52 which expires on 30/11/26 and is transferrable.

East Lindsey District Council – Tax band: C

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.

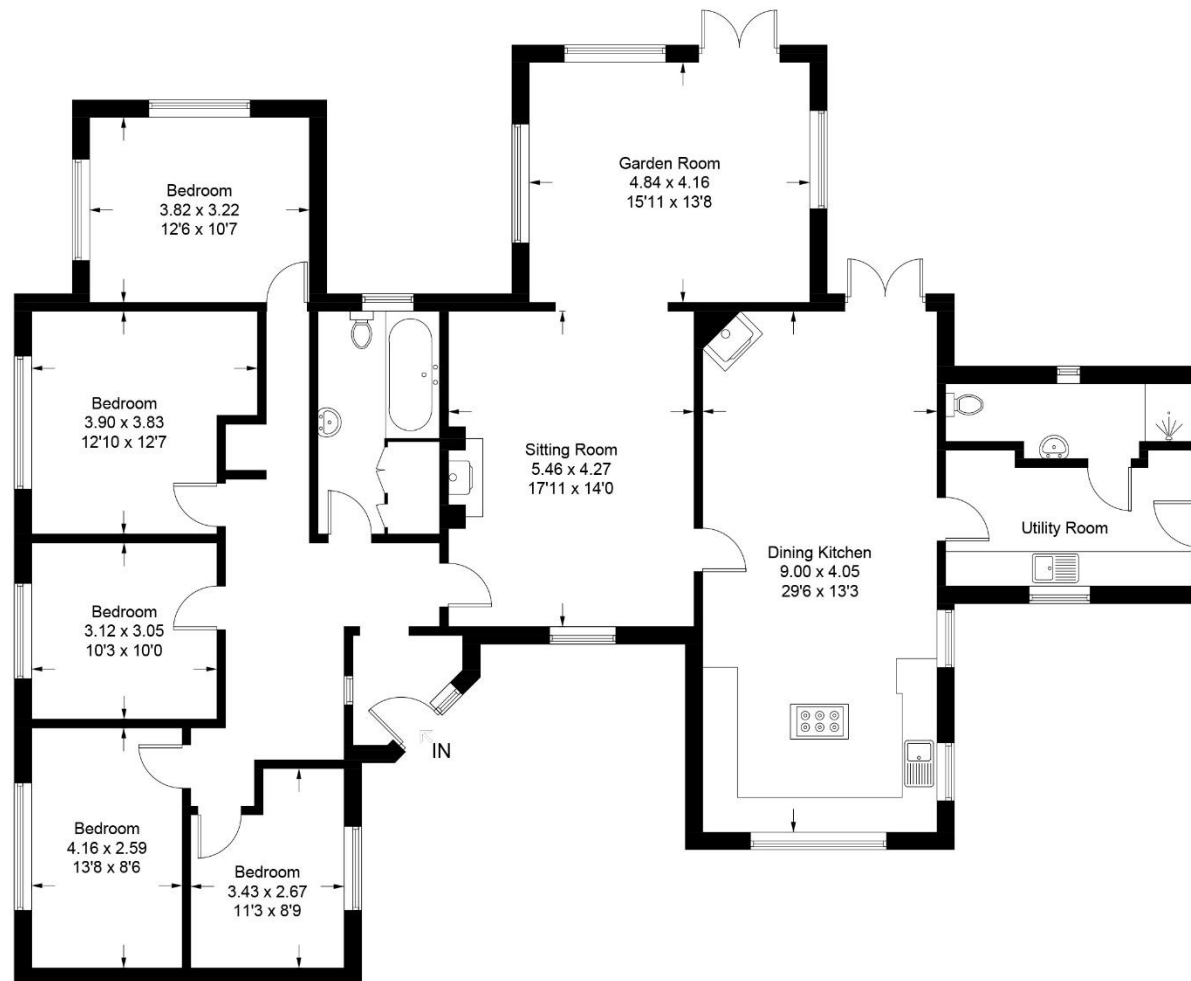
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Lynwood

Approximate Gross Internal Area
184.6 sq m / 1987 sq ft



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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Potential development

We believe there may be some future residential development potential for the paddock. If any such development was approved, the current owners reserve the right to receive a percentage of the uplift in value.



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