



Mill Cottage, New End

Hemingby, Horncastle

Mill Cottage is a well presented three-bedroom detached family home, tucked away along a quiet no-through road in the highly desirable village of Hemingby. Offering spacious and well-maintained accommodation throughout, the property is perfectly suited to modern family living.

The ground floor comprises an inviting entrance hall, cloakroom, a cosy lounge featuring a multi-fuel burner, a bright conservatory overlooking the rear garden and a stylish dining kitchen ideal for both everyday living and entertaining. To the first floor is a generous principal bedroom with en-suite shower room, two further well-proportioned bedrooms and a family bathroom with separate shower.

Outside, the property benefits from a driveway providing ample off-road parking, a garage and an attractive enclosed rear garden offering a private and attractive outdoor space.

Further benefits include oil-fired central heating and double glazing throughout.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





ACCOMMODATION

Part glazed entrance door with side screens through to the:

ENTRANCE HALL

Having coved ceiling with inset ceiling spotlights, radiator, tiled floor, door to garage and staircase rising to first floor.

CLOAKROOM

Having window to side elevation, radiator, tiled floor, close coupled WC and hand basin with tiled splashback.

LOUNGE

16' 5" x 12' 10" (5.00m x 3.91m)

Having coved ceiling, radiator, wall light points and fireplace recess with inset multi-fuel burner. Opening to the dining area and flowing through to the:

CONSERVATORY

21' 1" x 9' 11" (6.42m x 3.02m)

(max) Of sealed unit double glazed uPVC frame construction on brick walls with polycarbonate roof. Having french doors to rear garden, radiator and tiled floor.





 **NEWTON FALLOWELL**



DINING KITCHEN

Forming two areas comprising:

DINING AREA

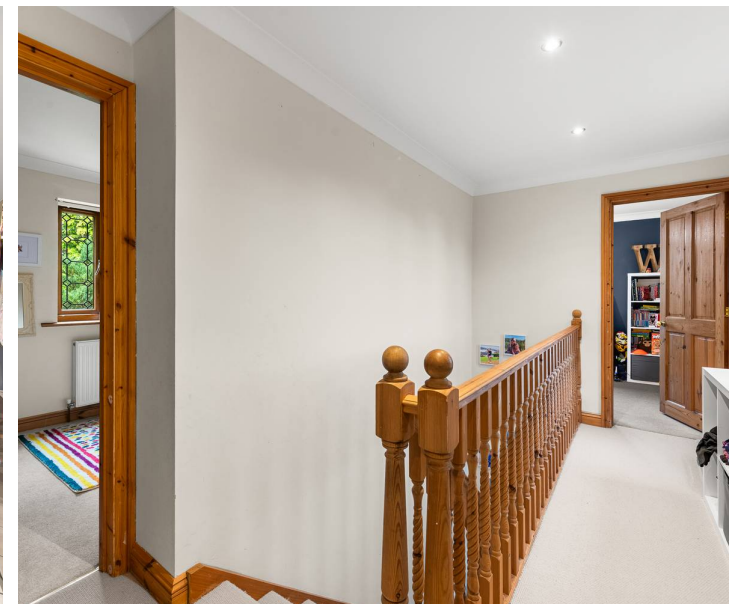
11' 3" x 8' 10" (3.42m x 2.69m)

Having window to side elevation, coved ceiling with inset ceiling spotlights, radiator and tiled floor. Open plan to the:

KITCHEN AREA

14' 1" x 8' 10" (4.29m x 2.69m)

Having window to front elevation, part glazed door to side elevation, coved ceiling with inset ceiling spotlights, radiator and continuation of tiled floor. Fitted with a range of base & wall units with work surfaces, upstands & tiled splashbacks comprising: composite sink with drainer & mixer tap inset to work surface, cupboards, integrated dishwasher & wine rack under, cupboards & glazed display unit over. Work surface return with inset electric hob, integrated electric oven & cupboards under, cupboards & extractor over. Further work surface return with cupboard & space for fridge under, cupboards & glazed display unit over.





FIRST FLOOR LANDING

Having window to side elevation, coved ceiling with inset ceiling spotlights, radiator and access to roof space.

MASTER BEDROOM

14' 1" x 12' 10" (4.29m x 3.91m)

Having window to rear elevation, coved ceiling, radiator and built-in wardrobes to one wall.

EN-SUITE

9' 3" x 7' 3" (2.81m x 2.20m)

Having window to rear elevation, part coved ceiling with inset ceiling spotlights, heated towel rail, extractor, shaver point, tiled splashbacks and wood effect flooring. Fitted with a suite comprising: shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin.



BEDROOM TWO

16' 5" x 8' 2" (5.00m x 2.48m)

Having window to front elevation, coved ceiling, radiator and built-in airing cupboard housing hot water cylinder with shelving.

BEDROOM THREE

11' 3" x 8' 10" (3.42m x 2.69m)

Having window to side elevation, coved ceiling and radiator.

BATHROOM

11' 2" x 9' 3" (3.40m x 2.81m)

Having window to front elevation, part coved ceiling with inset ceiling spotlights, radiator, part tiled walls, tiled floor, extractor and shaver point. Fitted with a suite comprising: freestanding roll-top bath with central mixer tap & hand held shower attachment, shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin.





EXTERIOR

To the front of the property there is a lawned garden. A gravelled driveway provides ample off-road parking and leads to the:

GARAGE

18' 8" x 9' 4" (5.68m x 2.84m)

Having double entrance doors, light, power, space & plumbing for automatic washing machine and oil fired boiler providing for both domestic hot water & heating.

REAR GARDEN

Being enclosed and majority laid to lawn with a paved patio, garden shed and oil storage tank.

SERVICES

The property has mains electricity, water and drainage connected. Heating is via an oil fired boiler serving radiators and the property is double glazed. The current council tax is band D.

LOCATION

Hemingby is a small, picturesque village on the edge of the beautiful Lincolnshire Wolds, an Area of Outstanding Natural Beauty. It's around 3-4 miles from Horncastle and is particularly popular with buyers looking for a peaceful rural setting with easy access to countryside walks and market town amenities.



HEMINGBY

Hemingby is ideal for people who enjoy outdoor living. The surrounding Wolds countryside offers excellent walking, cycling and riding routes, with rolling hills, quiet lanes and attractive villages nearby. Nearby attractions and amenities include:

- Cadwell Park: a famous motorsport circuit around 10 minutes away.
- Horncastle: well known for its antique centres, independent shops, cafés and weekly markets.
- Lincoln Cathedral and Lincoln Castle are both within easy driving distance for shopping, dining and sightseeing.
- The east coast resorts of Skegness and Fantasy Island are around 30 minutes away.

Overall, Hemingby is best suited to buyers wanting a traditional Lincolnshire village lifestyle, peaceful, scenic and community-oriented, while still being close to the shops, schools and amenities of Horncastle.

LIFETIME LEGAL

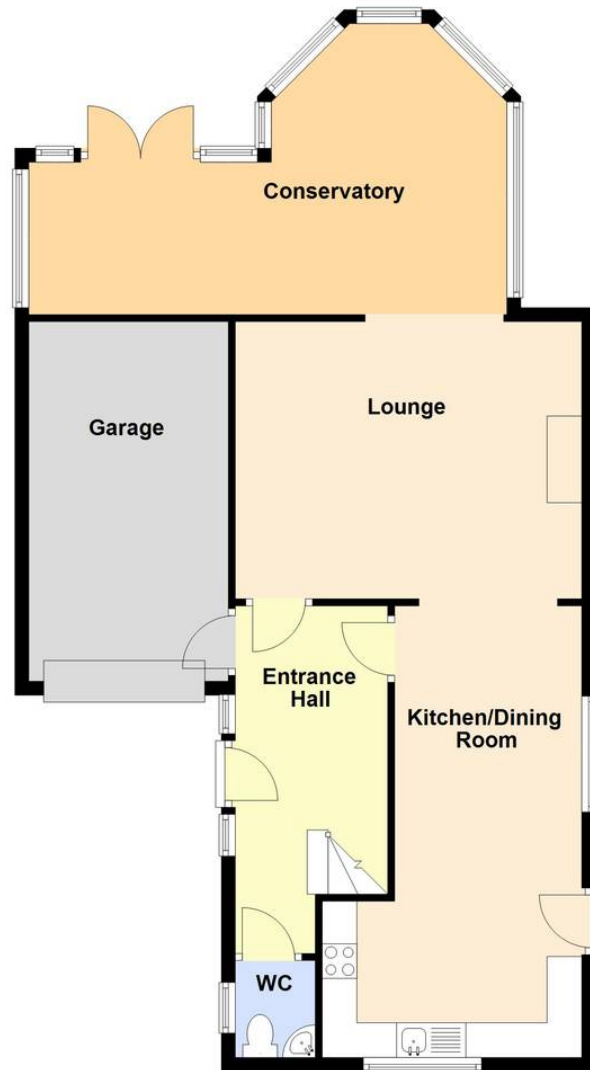
We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £72 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.



 **NEWTON FALLOWELL**

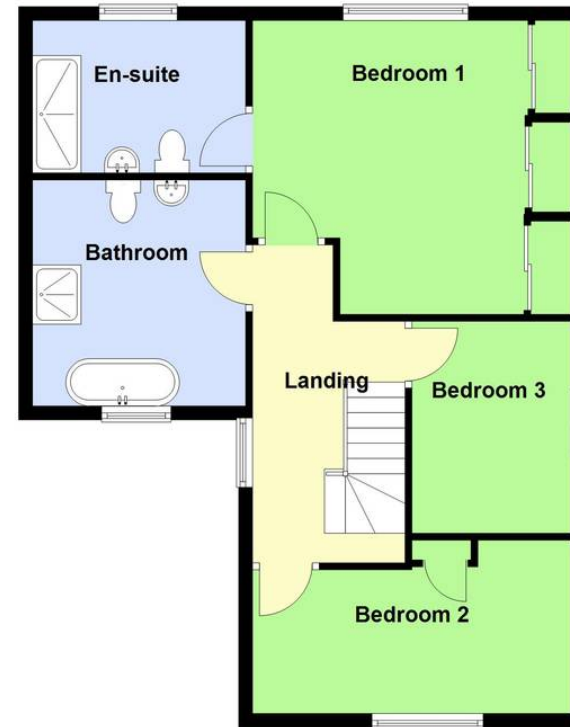


Ground Floor
Approx. 89.9 sq. metres (968.0 sq. feet)



 **NEWTON FALLOWELL**

First Floor
Approx. 64.1 sq. metres (689.6 sq. feet)



Total area: approx. 154.0 sq. metres (1657.6 sq. feet)

Newton Fallowell Estate Agents

Newton Fallowell, 42 High Street - PE23 5JH

01790755222 • spilsby@newtonfallowell.co.uk • www.newtonfallowell.co.uk/spilsby

Particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.