



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

New Build
New End, Hemingby, Horncastle. LN9 5QQ





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Robert Bell & Company are delighted to bring to market an exciting, three-bedroom new build property; located in the popular village of Hemingby. Set to the no-through road of New End, the property is a conveniently short distance from the well serviced market town of Horncastle

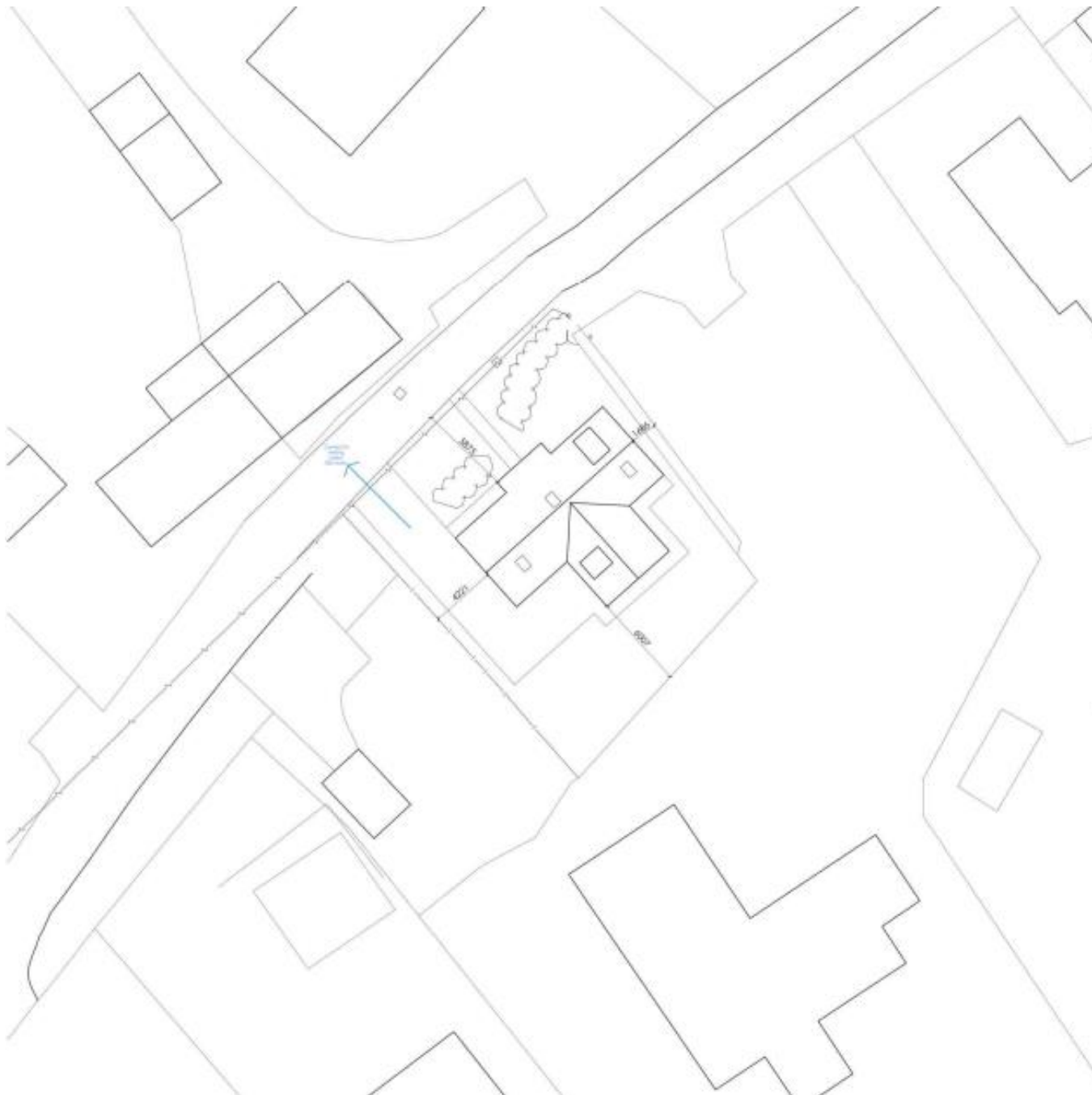
Accommodation will comprise: a dual aspect Lounge, open to Dining Kitchen; alongside a utility space and versatile Study with front aspect, plus cloakroom to the ground floor – three bedrooms, including master with en suite – and family bathroom to the first. The property will be complete with landscaped garden and patio to front and rear, and driveway parking. A garage can be added on request, price to be negotiated.

Potential purchasers have the opportunity to create a finish to their specification and taste, with allowances available for:

- Kitchen
- Bathroom
- Flooring / Tiling

The property will benefit from air source heating and solar panels to create an energy efficient family home.

The current estimated finish date for the build is **XXXX**.



GENERAL DESCRIPTION

The plot is broadly square overall, the established boundaries providing a degree of privacy already, which can be further enhanced.

New End is a narrow no through road situated to the south of the main body of the village and provides a semi-rural setting, in a predominantly residential context.

The build is a traditional style cottage, of 1½ storeys, with contemporary internal layout and features of full height glazing in the southerly and westerly elevations.

LOCATION

Hemingby is a small rural village, situated in the valley of The River Bain approximately 3 miles north of the market town of Horncastle, and approximately 1 mile east of the junction of the B1225 Caistor High Street and the A158. The village has its own public house and village hall.

The plot is situated on the southern edge of the village, fronting New End, which is a narrow no through road running away from the main body of the village and characterised by a string of dwellings scattered along the roadside. There is a nearby public footpath which links New End via a pleasant open walk, northerly to the church yard, pub and main body of the village.

East Lindsey District Council – Tax band: TBC

SAP RATING: TBC

SERVICES: Air source heating, solar panels for hot water. Mains drainage.

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...

Old Bank Chambers, Horncastle. LN9 5HY.

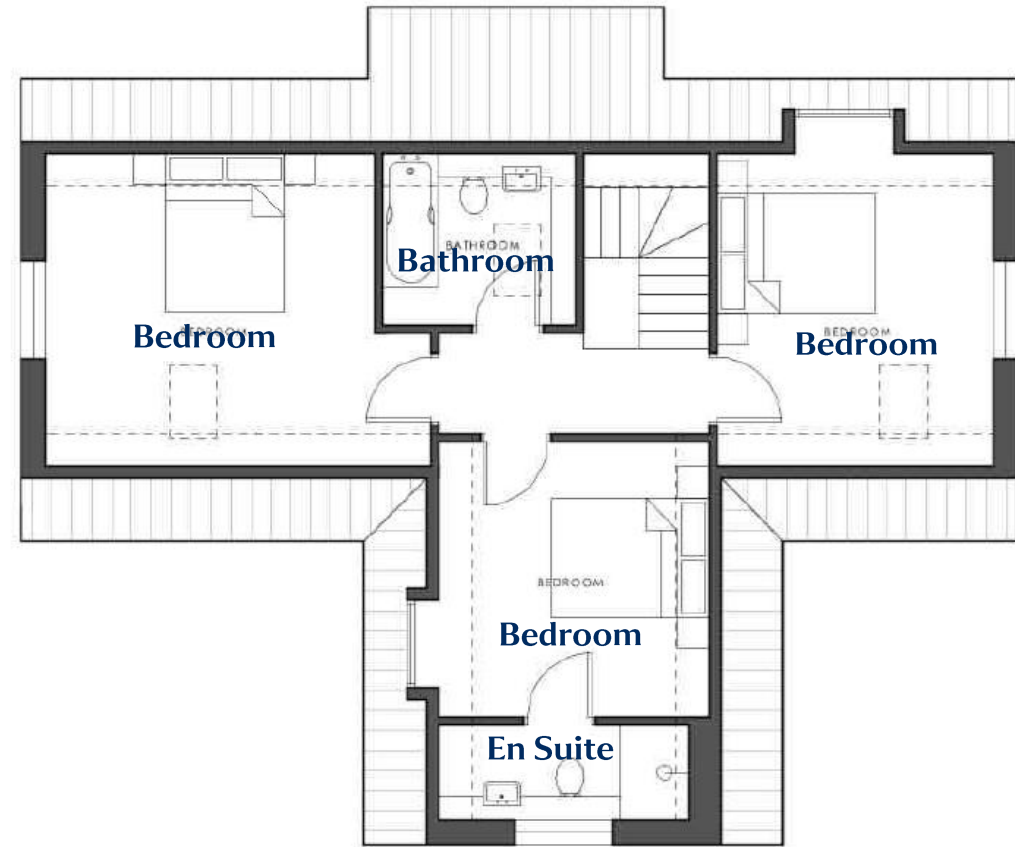
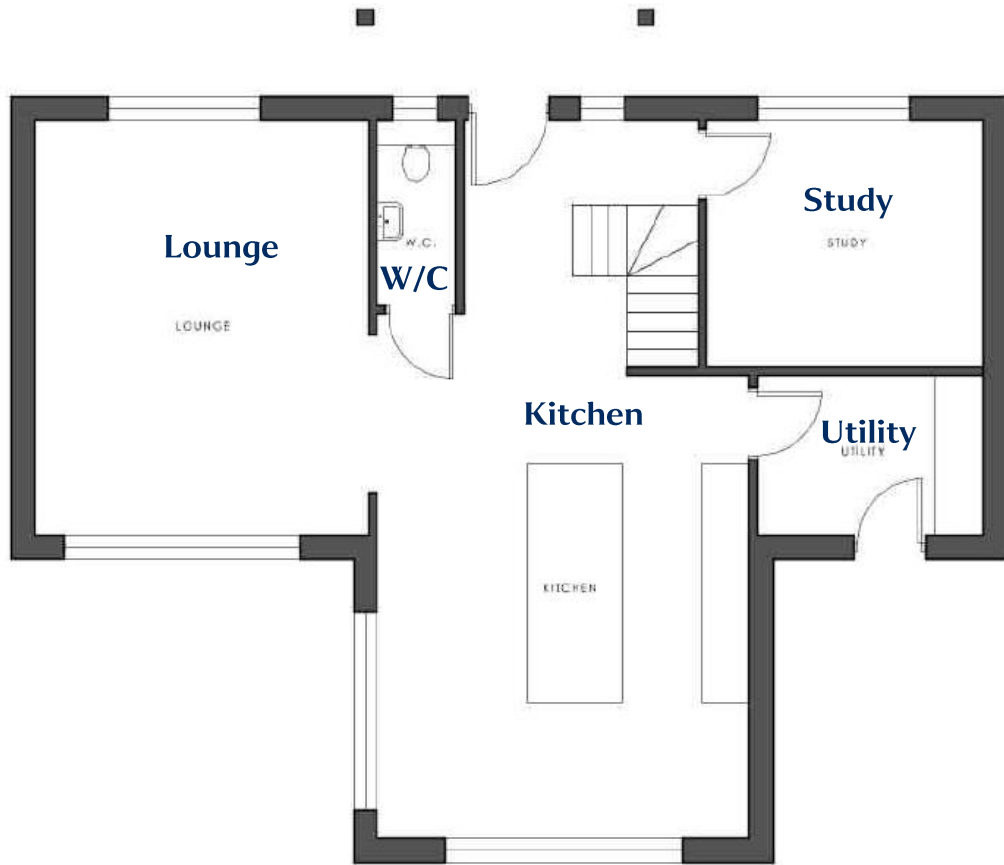
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Brochure prepared 07.10.2025

Proposed G.I.F.A of over 1500 sq ft.



DISCLAIMER
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