



BRITISH  
PROPERTY  
AWARDS

2024

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT  
IN HORNCastle



## Chestnut Cottage

23 Main Road, Toynton all Saints, Spilsby, Lincolnshire. PE23 5AE

**BELL**



Chestnut Cottage is a characterful 17th Century cottage, with classic beams, quarry tile flooring and partial mud and stud wall. Once thatched, now covered by a pantile roof, the property exudes charm and is excellently presented; juxtaposing the historic setting with modern themes and decoration. The property enjoys a beautiful, varied garden with terraced seating spaces, summerhouse, pond; plus further outdoor spaces housing a hot tub (available via separate negotiation) and multiple storage sheds.

Accommodation comprises twin reception spaces; living and dining – leading through to bedrooms at either side. With kitchen and pantry to the rear, the property is complete with utility, WC and bathroom.

Toynton All Saints is a pleasant village located approximately 1½ miles away from the well serviced market town of Spilsby – with a full range of services and amenities and public transport links to the coast, Boston and Horncastle. The village itself has a village primary school, village hall and church.

## ACCOMMODATION

Entered to the pantry, through uPVC double glazed entrance door; brick style wall tiles, quarry tiled flooring, shelves to walls with bespoke hangings, sloping ceiling with spotlights and hanging hooks, power points, light switches for outside lights. Space for cupboard, appliance and larder cupboard. Open doorway to:

**Kitchen** having uPVC double glazed windows to rear aspect; storage units to base levels, beneath square edge solid oak worktop, with breakfast bar and ceramic butlers sink inset, Classic 90 Range cooker and hob with mosaic tiled splashback, wall shelving with bespoke hangings. Wine and spice racks. Quarry tiled flooring and ceiling light. Open doorway to:

**Living Room** having uPVC double glazed window with internal wooden Hilary's shutters to front aspect; Multi-fuel stove to exposed brick effect tiled surround with oak over





mantle, wood effect tiled flooring, column radiators, brass sockets. Door to bedroom two and open doorway to:

**Dining Room** with uPVC double glazed window with internal wooden Hilary's shutters to front aspect; exposed original beams, wood effect tiled floor, ceiling light, wall mounted reading light and brass sockets. Built in storage cupboard housing electric boiler. Original latch door to utility room and to:

**Bedroom 1** with uPVC double glazed window to front aspect; original latch door, wood effect tiled floor, radiator, wall lights and power points.

Note: The above three rooms all have vintage style lights with brass fittings and domes.

**Utility** having uPVC half glazed rear door and window to rear aspect; roll edge worktop with shelves above, space and connections beneath for washing machine and slimline dishwasher, full height storage cupboard housing emersion heater, Metro tiles to half height to walls, patchwork tile effect flooring, pendant light and column radiator. Wall shelving with bespoke hangings. Outside light switch, Wood folding door to:

**Bathroom** having uPVC double glazed obscure windows to rear aspect; free standing bath on ball and claw feet with monsoon shower head over, and column tap with shower attachment, wash hand basin set to storage unit and low-level WC. Tiles to walls and floor, extractor fan, pair of heated towel rail, pendant ceiling and wall lights.





**Bedroom 2** with uPVC double glazed window to front aspect; wood effect tiled flooring, radiator, ceiling light and power points.

## OUTSIDE

The property is approached to the front up a block paved driveway, providing off road parking. A gate leads through to the rear garden on that side, whilst on the other, sits a paved patio seating space, enjoying the afternoon sun and leading on to the garden.

The rear garden is beautifully laid out, with graduating spaces providing artificial turfed platforms, a gravel and paved seating space and raised timber decking, with a **Summerhouse** with power, looking across the sleeper edged pond with water feature. Throughout are a range of mature shrubs and flowers. Screened off to one side is a hot tub garden, paved; with fenced surround and a log store. Three further double power points, outside water tap and two water butts.

A slatted garden door leads through to further paved space; providing useful storage and currently stood with four timber garden sheds. This area is fully enclosed by timber fencing.

NOTE: Outside wall has had protective coating (March 2025-guarantee in place will be transferred to new owner). New guttering to three sides.

**East Lindsey District Council – Tax band: B**

**ENERGY PERFORMANCE RATING: Exempt**

**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.

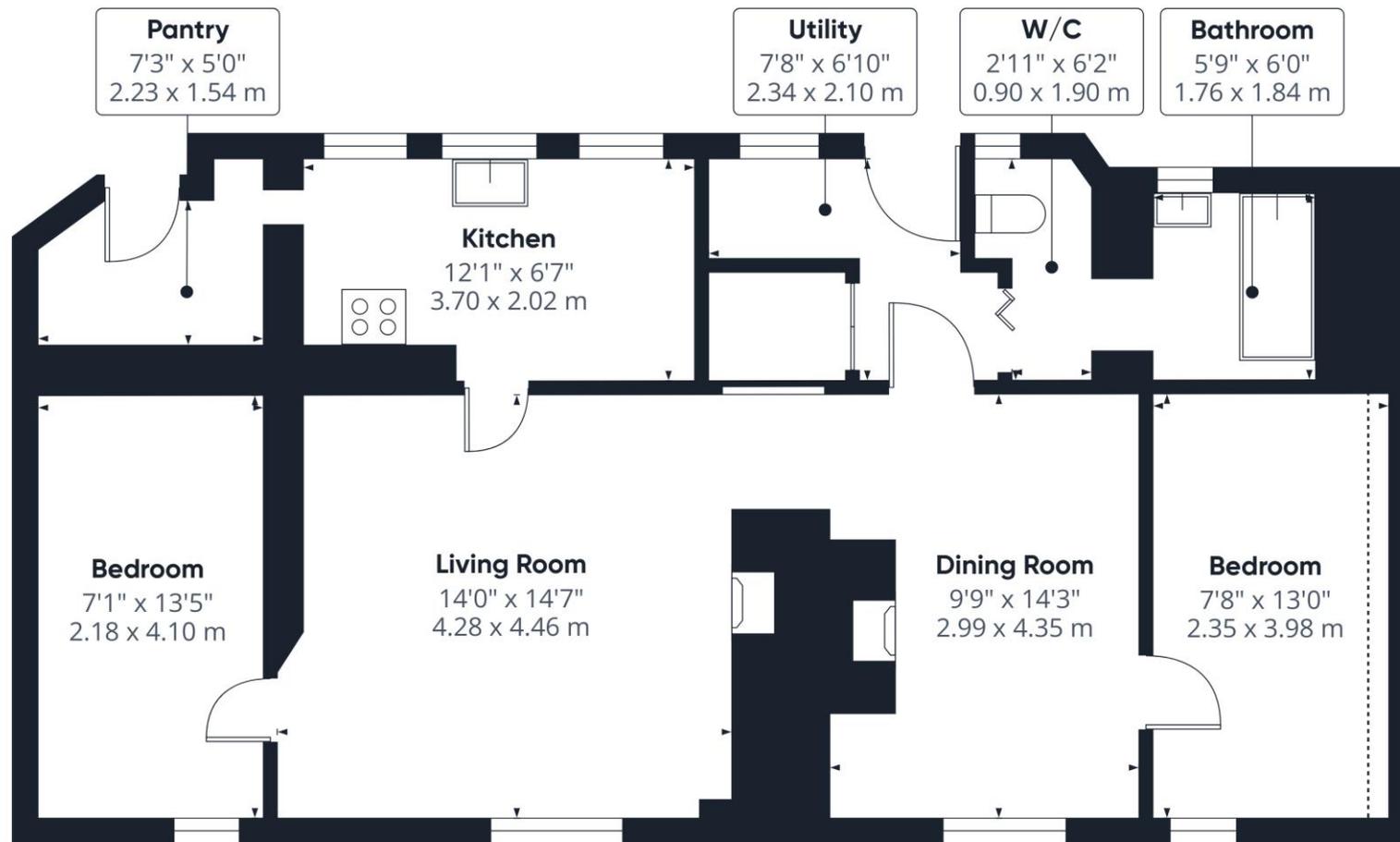
**VIEWING:** By arrangement with the agent's Horncastle Office

Old Bank Chambers, Horncastle. LN9 5HY  
Tel: 01507 522222  
Email: [horncastle@robert-bell.org](mailto:horncastle@robert-bell.org);  
Website: <http://www.robert-bell.org>

Brochure prepared 08.07.2025







**Approximate total area<sup>(1)</sup>**

761 ft<sup>2</sup>  
70.7 m<sup>2</sup>

**Reduced headroom**

9 ft<sup>2</sup>  
0.8 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

**DISCLAIMER**

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
- No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.
- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.



Old Bank Chambers, Horncastle. LN9 5HY  
Tel: 01507 522222  
Email: [horncastle@robert-bell.org](mailto:horncastle@robert-bell.org)

[www.robert-bell.org](http://www.robert-bell.org)

