



Waynflete House & Cattery
Wainfleet Bank

BELL



Waynfilet House & Cattery Wainfleet Bank

Waynfilet House is a well-presented, detached family home providing generous accommodation including three bedrooms; two reception spaces, a large breakfast kitchen – plus dining room and conservatory. Standing alongside a purpose-built cattery (61 ft 10" x 13 ft 6"); the property occupies grounds of approx. half and acre (sts). The large garden has a caravan hook-up point.

The property looks out across typical Lincolnshire farmland, largely arable, and faces South to the front. A couple of miles to the East is Wainfleet, a historic village mentioned in the Domesday book, and once an ancient port and market town. With the small Steeping and Lymn rivers running nearby, the village has a railway station, public houses, a small supermarket and a fish and chip shop; with the well-served coastal resort of Skegness being six miles away.

ACCOMMODATION

Hallway - with carpeted stairs to first floor, wood glazed doors to family room and...

Sitting Room - with uPVC double glazed windows to front and side; lights to ceiling and walls. Wood effect flooring, feature fireplace with tiled stand, multiple power points, radiator. Wood glazed door to kitchen.

Family Room - with uPVC double glazed window to front, lights to ceiling and walls, wood effect flooring, log burning stove to tiled surround, multiple power points.

Dining Room - with lights to wall, radiator, tiled flooring, multiple power points. uPVC double glazed doors to Conservatory, door to...





Kitchen – with uPVC double glazed window to rear, lights to ceiling. Good range of modern storage units to base and wall levels. Butlers sink and drainer to roll edge worktop; range cooker and hob beneath extractor canopy. Log burning stove on tiled stand, multiple power points, wood effect flooring, radiator. Wood doors to utility and...

Family Bathroom – with uPVC double glazed obscure window to rear, light to ceiling. Low level W/C, hand wash basin to storage unit. P-shaped panel bath to tiled surround, with shower over. Radiator, tiled flooring.

Utility – with uPVC double glazed obscure leaded and coloured door to side, light to ceiling. Storage units to base and wall levels, sink and drainer to roll edge worktop. Space and connections for upright fridge-freezer, under counter washing machine, dishwasher and dryer. Wood effect flooring.

Conservatory – with uPVC double glazed windows to sides and rear; French doors to side. Radiator, tiled flooring, multiple power points.

Up carpeted stairs with chandelier light feature over; to

Landing - with uPVC double glazed window to front, carpet, radiator. Loft access hatch with drop down ladder fully boarded loft. Wood doors to bedrooms and bathroom.

Bedroom - with uPVC double glazed window to front; light to ceiling. Radiator, carpet, multiple power points.

Bedroom - with uPVC double glazed window to front; light to ceiling. Radiator, carpet, multiple power points.

Bedroom - with uPVC double glazed window to rear; light to ceiling. Built in wardrobe storage space to walls, radiator, carpet, multiple power points.

Family Bathroom - with uPVC double glazed obscure window to side, lights to ceiling. Low level W/C, bidet, free standing bath on ball and claw feet with shower attachment, shower cubicle. Tiled flooring and wall.





OUTSIDE

The property is approached to the front, up a gravelled driveway providing off road parking space for multiple vehicles and continuing to the various outbuildings.

The garden is laid to lawn, with a range of mature flowers and trees throughout, and runs the length of the plot and across the rear. With views over neighbouring arable farmland, the garden is contained by mixed fencing and hedging, and offers a single **Caravan Pitch** with power, water and drainage connection available and is home to a **Further Static Caravan** with power connected only.

First of the further accommodation is a brick outbuilding, currently comprising a tiled **Cattery Isolation Unit**, with lights to wall, and a versatile **Office** space with storage units, sink, light and power. This has a door out to the rear with both spaces also stepping out to the paved patio space between the outbuilding and the house.

Stood behind the outbuilding is a covered **Double Car Port**, with **Storage Space** alongside, with light and power, continuing through to the uPVC, double glazed **Cattery**; with lights and power - being 61'10' long and 13'6' wide (approx 835 sq ft). Each of the 14 'pods' comprises an initial space, with uPVC containment to the front and windows to the sides; and a uPVC double glazed door through to further uPVC space, all tiled, with an electric heater.

East Lindsey District Council – Tax band: tbc

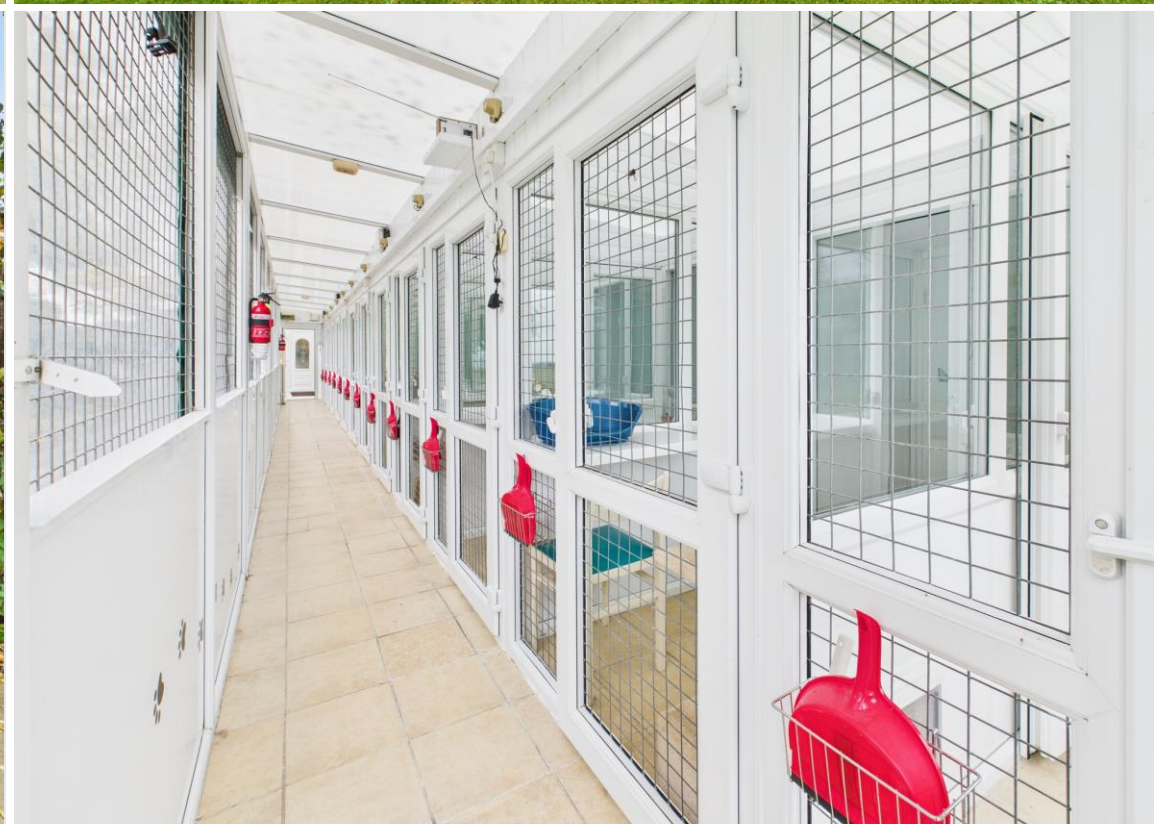
ENERGY PERFORMANCE RATING: tbc

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.

VIEWING: By arrangement with the agent's Horncastle Office

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DISCLAIMER

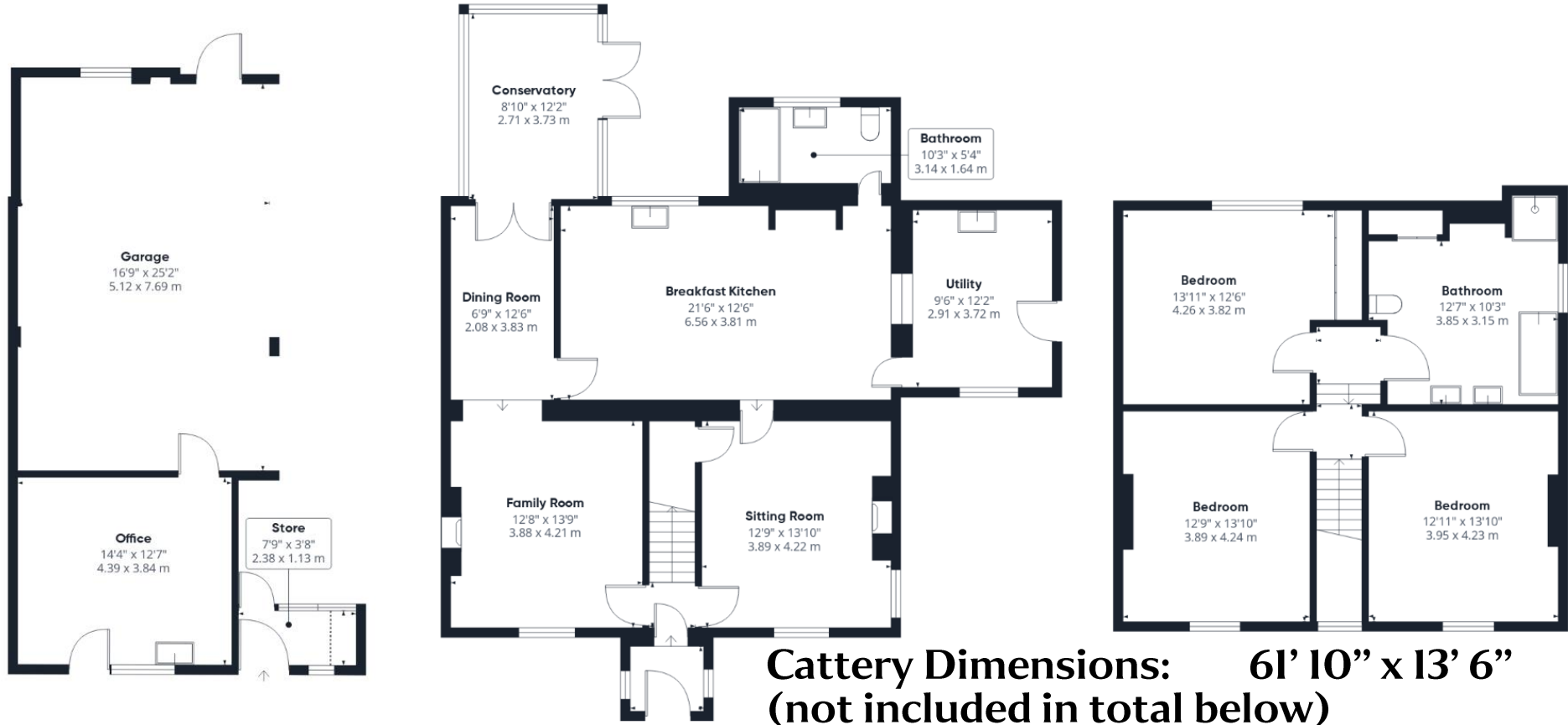
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(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Approximate total area⁽¹⁾

2417 ft²

224.6 m²

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

Reduced headroom

6 ft²

0.5 m²

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