



**Westville Cottage**  
Coldharbour Lane, Carrington, Boston, Lincolnshire PE22 7JF

**£365,000**





# Westville Cottage

Coldharbour Lane, Carrington PE22 7JF

Lincoln – 28 miles

Grantham – 37 miles with East Coast rail link to London

Boston – 8 miles

(Distances are approximate)

Pleasantly situated along a single-track lane with no near neighbours stands this most appealing home providing a wide range of flexible accommodation including four bedrooms, large sitting room and dual aspect living kitchen thoughtfully designed to enjoy its rural surroundings. Outside the property benefits from having garden to all sides having detached garage/workshop and patio seating area. A feature of this property is its setting having far reaching uninterrupted views over the Lincolnshire countryside, known for its big skies and striking sunsets. Shopping, social and educational facilities can be found within the nearby villages of Coningsby, Tattershall and the larger Georgian market town of Boston, a short drive away.



## Accommodation

Entrance into the property is gained through a uPVC door leading into:

## Entrance Porch

With side aspect and having glazed panel door to:

## Reception Hall

With coved ceiling, radiator, power points and open doorway to:

## Sitting Room 22' 2" x 13' 10" (6.75m x 4.21m)

With double aspect over the front garden and having cast iron stove set to tiled hearth, coved ceiling, radiator and power points. There is a wide-open doorway to:



#### **Inner Hall**

With staircase to the first floor, ceiling spotlights, radiator, power points, door to living kitchen and door to:

#### **Boot Room 7' 10" x 6' 2" (2.39m x 1.88m)**

With tiled flooring, radiator, power points and uPVC stable door to side.

#### **Living Kitchen 20' 4" x 15' 6" (6.19m x 4.72m)**

A superb recent addition to the home providing striking dual aspect views over open countryside. There is a stylish range of fitted units comprising Belfast style sink inset to solid timber worksurface over base units including integral dishwasher and integral fridge and freezer. There is a cast iron double 'Rayburn' range oven with twin hob and a solid timber island unit with electric hob over further matching base units. The room has wood effect flooring, ceiling spotlights, radiator, power points and uPVC patio doors to the garden.

#### **Utility Room 7' 6" x 6' 8" (2.28m x 2.03m)**

With fitted units comprising stainless steel sink drainer inset to worksurface over base units including space and plumbing for washing machine and tumble dryer. There are wall mounted cupboards above, wood effect flooring, coved ceiling and power points.

#### **Bedroom 9' 10" x 10' 6" (2.99m x 3.20m)**

With views over the front garden and having coved ceiling and power points.

#### **Bathroom 7' 4" x 6' 9" (2.23m x 2.06m)**

With a white suite comprising paneled bath with shower over, pedestal wash hand basin and a low-level WC. There is wood effect flooring, coved ceiling and a heated towel rail.

#### **Bedroom 2 9' 10" x 9' 9" (2.99m x 2.97m)**

With rear aspect and having coved ceiling, ceiling spotlight, radiator and power points.

#### **Bedroom 3 11' 3" x 9' 10" (3.43m x 2.99m)**

With views over the front garden and having coved ceiling, radiator and power points.





## First Floor

### Landing

With Velux window providing excellent natural light and having folding door to shower room and door to:

### Main Bedroom 15' 6" x 11' 1" (4.72m x 3.38m)

With full height window providing far reaching views over the Lincolnshire countryside. There is a radiator, power points and ceiling spot lights.

### Shower Room

With a white suite comprising tiled shower cubicle, wash hand basin over vanity cupboard and a low-level WC.

### Outside

The property is approached through a timber five bar gate and over a gravelled driveway providing ample parking for many vehicles and leads to a **Timber Garage/Workshop**. The remaining front garden and to one side is laid to lawn with mature hedging to front boundary and a wide variety of shrubs and trees to borders. The garden to the rear has paved patio area an ideal spot to enjoy the superb Lincolnshire sunsets.

### Further Information

Mains' water and electricity. Oil central heating powered by the Rayburn. Drains to a private system. UPVC double glazing.

Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincolnshire LN9 6PH. Tel No: 01507 601111.

DISTRICT COUNCIL TAX BAND = C

EPC RATING = E

**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 Woodhall Spa Office. 19 Station Road, Woodhall Spa. LN10 6QL

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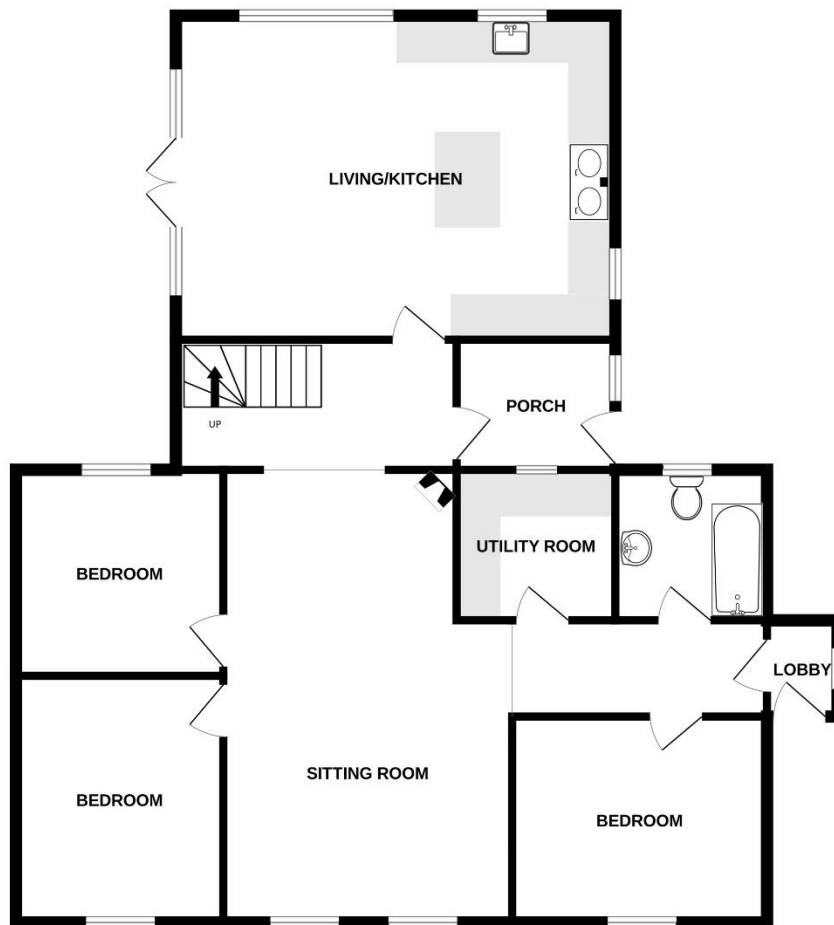
Website: <http://www.robert-bell.org>

Brochure prepared 24.02.2026

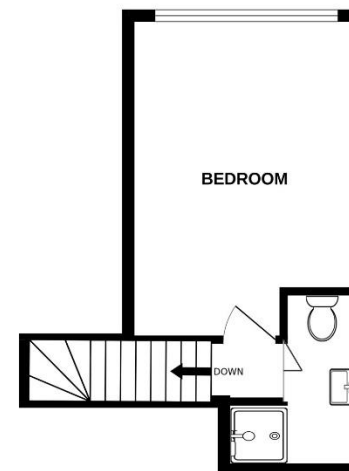




GROUND FLOOR  
1248 sq.ft. (116.0 sq.m.) approx.



1ST FLOOR  
242 sq.ft. (22.5 sq.m.) approx.



TOTAL FLOOR AREA : 1490 sq.ft. (138.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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