



BY DESIGN

Rivendell House

Raithby Road, Hagworthingham, Spilsby, Lincolnshire, PE23 4LF

A unique opportunity to acquire this Georgian country home nestled within the Lincolnshire Wolds

A unique opportunity to acquire this Georgian country residence nestled within the Lincolnshire Wolds, a designated Area of Outstanding Natural Beauty (AONB). Set in approximately 4 acres of land with unspoilt views, this much-loved family home offers flexible and versatile accommodation, including five bedrooms, three reception rooms, and several attached barns and stores that offer further potential for expansion. The property is offered for sale with no onward chain.









Accommodation

Upon entering this wonderful farmhouse, you are welcomed by an entrance hallway with stairs leading to the first-floor landing. A cosy lounge with a feature fireplace, and a second adjacent reception room, also with a feature fireplace, both enjoy double aspect views, and a door provides access to the front. There is a spacious dining room with exposed wooden flooring that leads to the galleried kitchen, which enjoys open views. There is a generously sized downstairs reception room/bedroom with views. The ground floor accommodation is completed by a bathroom/WC and an enclosed porch.

The first-floor accommodation includes three generously sized double bedrooms and two single bedrooms, all with views, which are served by a shared shower room. It is worth noting that the primary bedroom benefits from two exceptionally spacious storerooms located off this room, one of which has a window, offering the new purchaser both the opportunity and potential to further enhance this particular area.

Externally, the property enjoys a wonderful, private position in this rural location, with a sweeping driveway providing off-street parking for several vehicles. The extensive gardens and paddock land, approaching four acres, feature a wide variety of native trees and offer beautiful views across the Lincolnshire Wolds. It should be noted that there are four externally accessed barns/stores, offering further potential.









Location & Services

Rivendell House is located in a rural spot on the outskirts of the picturesque village of Hagworthingham, set amidst the rolling countryside of the Lincolnshire Wolds, a designated Area of Outstanding Natural Beauty. Known for its unspoilt landscapes, peaceful walking routes and English charm.

Originally known as Bleaching Farm, the site, which included a spring feeding into a well still present today, served as a refuge for locals' livestock during droughts before being transformed into 'The Animal Glade', a sanctuary for rescued animals such as llamas, coati bears, and donkeys, then later becoming an ice cream parlour and tea room, and eventually a bed and breakfast.

The historic market town of Spilsby lies just a short drive away and provides a variety of shops, cafes, healthcare services, and local schools, including the well-regarded King Edward VI Academy. Equally accessible is the thriving market town of Horncastle, renowned for its antique shops, historic buildings, and vibrant local culture. Weekly markets, independent boutiques, cafes, and traditional pubs give Horncastle a welcoming and lively atmosphere, while larger supermarkets and essential services provide everything residents need. The town is also home to Queen Elizabeth's Grammar School, one of the top-performing schools in the region.

Families will also find a selection of primary schools in nearby villages, along with further educational options in towns such as Louth. The wider area offers a blend of state and independent schooling, catering to a variety of educational needs.

Surrounded by open countryside and scenic bridleways, this location is ideal for outdoor enthusiasts, offering opportunities for walking, cycling, and equestrian pursuits. Rivendell House offers the perfect balance of tranquil rural living with access to excellent schooling and a well-rounded lifestyle. The property is also located on the main Lincoln to Skegness bus route, with the bus stopping in close proximity. In addition to stopping at Lincoln and Skegness, it also stops in Spilsby and Horncastle.

Hagworthingham enjoys a superb location for those who love the coast, with popular seaside resorts within easy reach. Located approximately 14 miles to the east, these coastal towns have been recognised with prestigious Blue Flag and Seaside Awards.

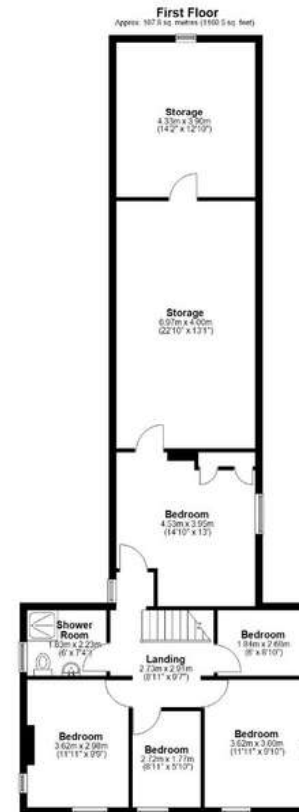
Located around 27 miles to the west, the city of Lincoln radiates historical charm and vibrancy, characterised by its magnificent cathedral and castle towering high on the hill. The area is dotted with quaint shops, galleries, and museums, including the renowned Bailgate shopping district. Lincoln proudly hosts two universities and offers all the amenities one would expect from a major city. For those seeking access to destinations further afield or convenient commuting to London, frequent fast trains run from Lincoln to London King's Cross, taking approximately two hours.

Services: Mains electricity, water, drainage via a septic tank, oil central heating

Local Authority: East Lindsey District Council | Tenure: Freehold | Council Tax Band: E | EPC Rating: F | Sat Nav: PE23 4LF







Total area: approx. 272.1 sq. metres (2928.5 sq. feet)



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National audience
local knowledge