



BY DESIGN

Milestone House & Poppy Cottage

West Ashby, Horncastle, Lincoln

A truly impressive four bedroom family residence and three bedroom detached cottage

A truly impressive family residence and detached cottage, lovingly upgraded to create a light-filled, stylish and versatile four-bedroom family home, complete with separate three-bedroom accommodation befitting the most discerning of guests. The properties are approached via tall electric gates that open onto a spacious gravelled driveway, sweeping alongside a formal lawned garden. Beyond lie far-reaching, uninterrupted paddock views, totalling 4 acres and offering excellent equestrian potential. Tranquil open views and breathtaking sunsets to the west, along with views of the Lincolnshire Wolds, designated as an Area of Outstanding Natural Beauty to the east, provide the most idyllic backdrop.









Accommodation

Milestone House has been meticulously upgraded with exceptional design and high-quality fixtures throughout, creating a truly outstanding home that offers versatile, multigenerational living, enhanced by smart technology.

Accessed via an entrance hallway to the side aspect, the property boasts two generously proportioned reception rooms: a cosy lounge with a wood-burning stove, and an impressive orangery featuring a media wall with feature three-sided electric fireplace, two air conditioning units, mood lighting, triple-aspect views, and a stunning oversized roof lantern with electric Velux windows.

The spacious kitchen, with views to the front aspect, is fitted with a Quooker tap, wine fridge, and a range of contemporary wall and base units. It also features top-of-the-range integrated Neff appliances, including two self-cleaning ovens, Neff warming drawer, coffee machine and induction hob. Adjacent to the kitchen is a generous open-plan family sitting/dining area, providing the perfect space for entertaining and socialising with family. The ground floor accommodation also includes a home office, well-appointed utility room and a cloakroom/WC, featuring a marble and stone sink. Additionally, two further versatile reception rooms are located on the ground floor (currently used as bedrooms), both overlooking the side garden.

Bedroom accommodation on the ground floor includes a luxurious primary suite, featuring a private hallway with a walk in wardrobe offering both hanging space and shelving. The bedroom enjoys peaceful garden views, while the high-specification, four-piece bathroom suite includes a spa bath and a built-in feature television.

A contemporary staircase with feature lighting and a statement wall leads to the first-floor landing, where you'll find a bedroom with stunning views over the Lincolnshire Wolds and its own en-suite shower room. Two additional double bedrooms overlook the garden and share a truly spectacular family bathroom, featuring a cast iron freestanding bath, finished to an exceptional standard, and also enjoying views of the Lincolnshire Wolds.

Milestone House further benefits from a self-contained annexe used as a home office, accessed via its own private entrance and featuring an en-suite shower room.

Accommodation Continued

Poppy Cottage is an impressive, reversed living, detached residence, accessible via the electric gates of the main property or through its own private gated entrance. Thoughtfully designed and finished to the highest standards, the home offers both comfort and quality throughout. The ground floor, accessed via its own private entrance, features a primary suite with quality en-suite shower facilities and two well-proportioned double bedrooms, both share a beautifully appointed four-piece family bathroom.

On the first floor, the living space comprises of a quality fitted kitchen with integrated appliances, opening into a spacious sitting and dining area. Velux skylight windows bathe the room in natural light and offer spectacular panoramic views—westwards over rolling open countryside, and eastwards towards the Lincolnshire Wolds. Poppy Cottage is currently used as award-winning holiday accommodation (Customer Choice Awards 2021, 2022, 2023, 2024, and 2025). The property can continue to be used for this purpose or serve as an extension to Milestone House.

Externally, the properties are situated in a truly private position, accessed via tall electric gates that open onto a generous gravel driveway, providing off-street parking for numerous vehicles, including large camper vans. A raised sun terrace surrounds the property and sits above a formal lawned garden, which features a children's soft play area, hot tub area and detached triple garage. Beyond this, a gated paddock offers the most picturesque and breathtaking far-reaching views over rolling countryside, providing stunning sunsets.

The local wildlife, including horses, sheep, owls, pheasants, and partridges, adds to the charm. As the property is so close to Wolds Wildlife Park, you can often hear the sounds of big cats and other animals, offering a truly unique experience—one you would typically expect on the other side of the world. This makes the property a truly one-of-a-kind gem. (In total, the land extends to 4 acres.)

Agent's Note: Smart technology features include Heatmiser underfloor heating in both the main house and the self-contained annexe bedroom, CCTV, a security system, electric gate access with intercom, illuminated house name and entrance pillars, driveway lighting, external patio lighting, mood lighting in the orangery, downlights, an air conditioning unit, electric fireplace, coffee machine, integrated ovens, and Hive smart technology in Poppy Cottage.

Please note that if the new buyer wishes to further develop this opportunity, planning permission has been granted for three three-bedroom holiday lodges, as well as a stable block comprising four stables and a private gated access with driveway. Planning Reference: East Lindsey District Council – S/201/02235/22 (Granted 17/11/2022).









Location & Services

Nestled just two miles north of the historic market town of Horncastle, West Ashby is a charming rural village in the heart of Lincolnshire. Surrounded by rolling countryside and situated on the edge of the Lincolnshire Wolds, offering the most idyllic blend of peace and seclusion.

With its origins dating back to the Domesday Book of 1086, West Ashby retains its quintessential English village feel, complete with the picturesque All Saints' Church, period cottages, and a close-knit community spirit. Nature lovers are drawn to the village for its quiet lanes, abundant wildlife, and scenic walking trails, including the nearby Ashby Woodland Walk. The landscape is dotted with farmland, woodlands, and even the remains of an ancient henge monument—an intriguing nod to the area's deep historical roots.

Just a short drive south lies Horncastle, a thriving market town 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.

Located eleven miles north, Louth, known as the 'Gateway to the Wolds,' offers a charming market town atmosphere with a variety of independent shops, restaurants, and cafes. It's also surrounded by beautiful countryside views, making it a perfect spot for leisurely walks.

Woodhall Spa, situated eight miles southwest, provides a peaceful retreat with its famous thermal spa and the renowned Woodhall Spa Golf Club, home to England Golf.

Beyond Horncastle, the wider region offers a wealth of attractions and opportunities. To the east, the Lincolnshire Wolds stretches across an unspoilt landscape of gently rolling hills, ancient woodlands, and winding country roads—perfect for walking, cycling, or simply enjoying the view. To the west and north, open countryside and farmland provide a tranquil backdrop ideal for equestrian pursuits, with several bridleways and paddock spaces scattered throughout the area.

Within proximity of the property, lies Wolds Wildlife Park, an unexpected gem where you can encounter exotic animals, including lions, tigers, and zebras—often heard from the property, adding a truly unique character to the area.

Location & Services Continued

West Ashby enjoys a superb location for those who love the coast, with popular seaside resorts within easy reach. Located approximately 25 miles to the southeast, these coastal towns have been recognised with prestigious Blue Flag and Seaside Awards.

Located around 22 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 pumping chamber to the main sewer; oil central heating (underfloor). Bathrooms have electric underfloor heating and three solar panels provide hot water.

.Local Authority: East Lindsey District Council

Tenure: Freehold

Council Tax Band: F

Milestone House EPC Rating: TBC | Poppy Cottage EPC Rating: C

Sat Nav: LN9 5PS





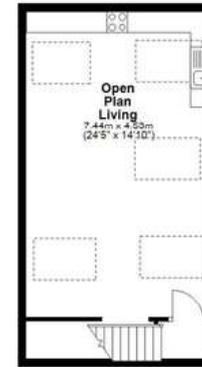
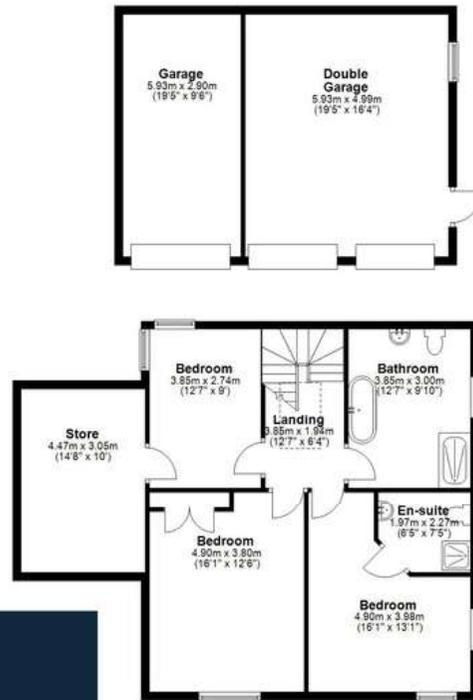
Milestone House and Poppy Cottage

Ground Floor = 274.1 sq m/ 2950.8 sq ft

First Floor = 121.9 sq m/ 1312.6 sq ft

Outbuildings = 47.4 sq m/ 510.0 sq ft

Total = 443.5 sq m/ 4773.4 sq ft





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National audience

local knowledge