



Gold Trusted  
Service Award

2023

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**BEST**

ESTATE AGENT GUIDE  
2023 : EXCEPTIONAL

SALES



41 West Street

Horncastle, Lincolnshire. LN9 5JF

**BELL**  
ROBERT BELL & COMPANY





41 West Street is a Grade II listed five-bedroom Georgian townhouse, built in a classic red brick with pantile roof, wood sash windows and classic features throughout. *Pevsner & Harris' Buildings of England* notes 41 West Street as of historical and architectural interest.

The property has been extended over time to now offer a gross internal floor area of approx. 4500 sq ft, plus large double garage and generous landscaped garden to the rear, the plot totalling 0.3 acres (sts).

Occupying a prime position on West Street, the property is within close proximity of the full range of services and amenities the market town of Horncastle has to offer.

The prestigious Queen Elizabeth's Grammar School is located on this street. The county city of Lincoln and Lincolnshire coast lie 21 miles West and East respectively, with the attractive historic village of Woodhall Spa six miles away.

The property is well maintained and presented, and comes to market with no onward chain.



**Hallway** with wood single glazed door and single glazed window to front aspect; split staircase to first floor, carpeted floor, radiator, wall lights, telephone point and power points. Wood single glazed obscure door to rear, doors to rear lobby, lounge and to:

**Dining Room** having wood single glazed sash bay window and further window to front aspect; gas fire inset to polished stone set with wood surround, carpeted floor, radiator, wall and ceiling lights and power points. Door to:

**Breakfast Kitchen** having wood single glazed sash window to rear aspect; a good range of storage units to base and wall levels, 1 1/2 bowl sink and drainer inset to square edge worktop with space and connections for gas cooker and under counter dishwasher, tile effect flooring, lights to ceiling and power points. Doors to washroom, dining room and to:

**Utility / Boiler Room** with wood single glazed windows to side and rear aspects; storage units to base level with aluminium sink and drainer inset to roll edge worktop, space and connections for under counter washing



machine and dryer. Tile effect flooring, radiator, loft access hatch, floor standing Pathfinder oil fired boiler, ceiling lights and power points.

**Washroom** with wood single glazed windows to side and rear aspects; Butler sink on brick stand, radiator, tile effect floor, ceiling light and power points. Door to:

**Pantry** with wood single glazed window to front aspect; tile effect flooring, shelving to walls and ceiling lights.

**Rear Lobby** with wood single glazed window to rear aspect; carpeted floor, radiator, ceiling light. Doors to kitchen, hallway and to:

**Cloakroom** with low level WC, wash hand basin inset to storage unit, heated towel rail, carpeted floor and ceiling light.

**Lounge** having wood single glazed bay window to front and single glazed sash bay window to rear aspect; polished stone fireplace with wood surround, radiators, carpeted floor, TV and telephone point, ceiling and wall lights and power points. Open archway to centre.

#### First Floor

**East Landing** with carpeted floor and ceiling light. Doors to office and to:

**Master Bedroom** having wood single glazed sash windows to front aspect; carpeted floor, radiator, ceiling light and power points. Door to:

**En-suite Shower Room** having wood single glazed obscure window to side aspect; corner shower cubicle with tiled surround, further walk-in low threshold shower cubicle with board surround, wash hand basin inset to storage unit, bidet and low level WC. Carpeted floor, heated towel rail, ceiling and wall lights and shaver socket.

**Office** with wood single glazed sash windows to rear aspect; carpeted floor, radiator, telephone point, ceiling lights and power points. Archway to centre.

**West Landing** having built in airing cupboard, carpeted floor, ceiling light. Doors to bathroom and bedrooms, carpeted stairs to second floor.

**Bedroom Three** having wood single glazed sash window to rear aspect; carpeted floor, radiator, TV point, ceiling light and power points.

**Bedroom Two** having wood single glazed sash windows to front aspect; carpeted floor, feature fireplace, radiators, ceiling light and power points.

**Bathroom** having wood single glazed sash windows to rear aspect; ceramic bath with tiled surround, pedestal wash hand basin and low level WC. Radiators with heated towel rails and ceiling lights.



## Second Floor

**East Landing** with carpeted floor and ceiling light. Door to:

**Bedroom Four** with wood single glazed windows to sides and rear having view of St Mary's Church; carpeted floor, radiator, telephone point, ceiling light and power points. Door to:

**En suite Shower Room** having corner shower cubicle with tiled surround, pedestal wash hand basin and low level WC. Carpeted floor, radiator with heated towel rail, built in storage to eaves, loft access hatch, ceiling light and power points.

**West Landing** with carpeted floor, ceiling light and door to:

**Bedroom Five** having wood single glazed windows to sides and rear with view of St Mary's Church; carpeted floor, radiator, telephone point, ceiling light and power points. Door to:

**En suite Shower Room** having corner shower cubicle with tiled surround, pedestal wash hand basin and low level WC. Carpeted floor, radiator with heated towel rail, built in storage to eaves and ceiling light.

*Door from the lounge leading to...*

**Garden Room** south facing with view across the rear garden having wood double glazed windows on dwarf brick wall to rear and side; carpeted floor, wall mounted electric heaters, lights to central trellis beam and power points. Wood door to side, leading to the patio.

**Utility Room** with a range of storage units to base level, aluminium sink and drainer inset to roll edge worktop; carpeted floor, radiator, ceiling light. Door to:

**Cloakroom** comprising low level WC, wash hand basin, carpeted floor, radiator and ceiling light.

**Family Room** having wood double glazed double doors to front and window to front; wood panelling to half height to walls, fireplace to corner, carpeted floor, lights to dining area, power points.

Open tread wood staircase to mezzanine landing, with wood door to:

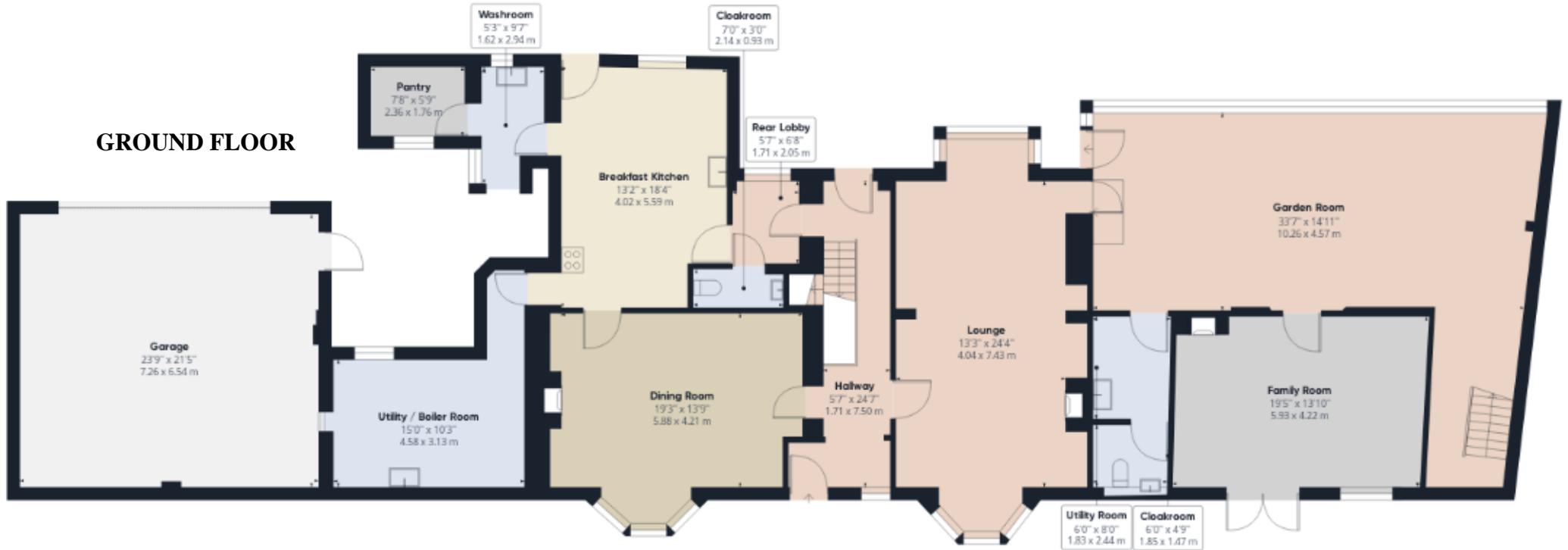
**Mezzanine Office / Hobby Room** having wood single glazed windows to rear aspect; carpeted floor, radiators, ceiling light and power points. Open doorway to:

**Office Store** with wood single glazed window to rear aspect; carpeted floor, radiator, ceiling light and power points.





# GROUND FLOOR



# SECOND FLOOR



# FIRST FLOOR



## OUTSIDE

The property is approached from West Street to the front, with driveway leading along the side and through electric double vehicle gates to the brick paved driveway space and off road parking, leading to the **Double Garage** with electric roller shutter double width door to rear, radiator, loft access hatch, concrete floor, ceiling lights, wood personnel door to side, to storage space with oil tank on brick stand.

The enclosed walled rear gardens on the south are an unusual delight. Laid to lawn, with established plant beds set to the beautiful landscaped grounds and gravel pathways plus paved seating areas throughout. To the side is a hard standing for a timber framed garden shed.

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

**ENERGY PERFORMANCE RATING: N/A**

**Mains water, electric, drainage. Oil fired central heating.**

**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

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