



6A Bunkers Hill

Hemswell, Gainsborough. DN21 5UE





6A Bunkers Hill, Hemswell

This is a surprisingly large semi-detached house (GIFA 2142 sq. ft/199 m²) of some considerable charm and character, standing within delightful tree sheltered landscaped cottage gardens, very pleasantly located on the attractive southern country fringe of the popular cliff village of Hemswell.

The house offers an excellent range of very appealing, well laid out family accommodation with eye catching appointment, large areas of reception space, three substantial bedrooms and en-suite facilities.

There is the additional option to purchase the adjoining house No. 6 (GIFA 1,980 sq. ft./184 m²), which offers a further very substantial range of quality accommodation comprising; three reception rooms and four bedrooms, wonderful grounds extending to in the region of 0.65 (sts) of an acre and a double garage, so providing the opportunity to create a single very large detached village residence (GIFA 4122 sq. ft./382 m²) of some notable distinction. More information available upon inquiry.

ACCOMMODATION

Entrance Hall [9'5" x 7'1" (2.87m x 2.16m)] with a glazed panelled stable main entrance door providing a very attractive introduction to the accommodation with the open stairwell up to first floor gallery landing ceiling height, return staircase up to first floor, tiled floor and power points. Door through to breakfast dining kitchen and open archway through to:

Good sized Family Dining Room [20'2" x 8'10" (6.14m x 2.69m)] having a very pleasant easterly outlook across the grounds of number six; exposed pine floorboards, large radiator, wall light fittings and power points. Door through to:

Substantial Sitting Room [20'10" x 20'2" max recess (6.35m x 6.14m)] having a most pleasing easterly outlook; French doors to pathway, exposed pine floorboards, woodburning stove inset to fireplace on a tiled hearth with





a wood mantle over, inset ceiling spotlight fittings, wall light fittings, two radiators and power points.

Breakfast Dining Kitchen 18'3" x 12'2" (5.56m x 3.71m)] having a very pleasant easterly aspect and double French doors providing access out into the grounds to the south. There is a good range of attractive contemporary style fitted units comprising central island having ceramic Belfast style sink with cupboard unit below and above, good size work surface area with concealed Neff dishwasher, cupboard, drawers and shelf space with wine rack. A further area of worksurface across one wall with drawer and cupboard space, concealed fridge. Space between units for a range style electric cooker with accompanying brushed style steel splash back above and accompanying cooker hood over with China cabinets, cupboards drawers and shelf space. There is a good size dining area to one end of the room, tiled floor, radiator, inset ceiling spotlight fittings TV aerial point and power points. Door through to:

Utility Room [7' x 5'4" (2.13m x 1.62m)] having fitted storage cupboard unit to one corner, wall cupboard unit, Worcester Greenstar Heatslave 18/25 oil fired central heating boiler, plumbing for laundry white goods, tiled floor, inset ceiling spotlight fittings, extractor vent and power points. Glazed panelled stable door to gravel pathway to the western elevation of the house. Door to

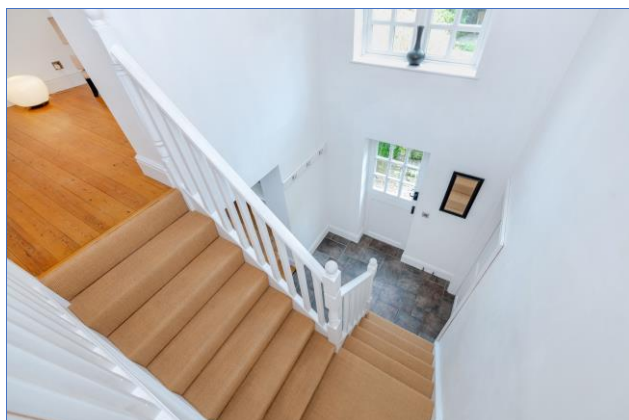
Cloakroom [7'1" x 2'8" (2.16m x 0.81m)]having pedestal wash hand basin, low-level WC, tiled floor, radiator, inset ceiling spotlight fittings and extractor vent.

First Floor

Substantial Seating/Home Office landing area [20'5" x 9' (6.22m x 2.74m)] with most attractive view over the neighbouring property's landscaped grounds; sloping ceilings in part, exposed pine floorboards, radiator, inset ceiling spotlight fittings and power points. Doors through to western landing and to:

Master **Bedroom** [18'3" x 12'2" (5.56m x 3.71m)] of excellent proportions with very pleasant views to the east and west down into the gardens; sloping ceilings in part, access to roof space, two radiators, inset ceiling spotlight fittings, TV aerial point and power points. Door through to:

En-suite Shower Room [7' x 5'8" (2.13m x 1.73)] very attractively appointed in a contemporary design style comprising good size corner shower cubicle with shower fitting, circular ceramic wash hand basin set on a wash stand and low-level WC., Full height tiling to all walls, sloping ceiling in part, tiled floor, ladder back style radiator/towel rail, and inset ceiling spotlight fittings.





Western Landing having sloping ceiling in part, access to roof space, exposed pine floorboards, radiator, wall light fitting and power points. Doors through to bedroom and family bathroom.

Bedroom 2 [16'4" x 14'7" max recess (4.97m x 4.44m)] having a very appealing easterly outlook over neighbouring grounds; sloping ceiling in part, built in double doored wardrobe space to one corner, radiator, TV aerial point and power points.

Bedroom 3 [18' x 10' 10" (5.48m x 3.30m)] again of excellent proportions having appealing easterly aspect; sloping ceiling in part, radiator, and power points.

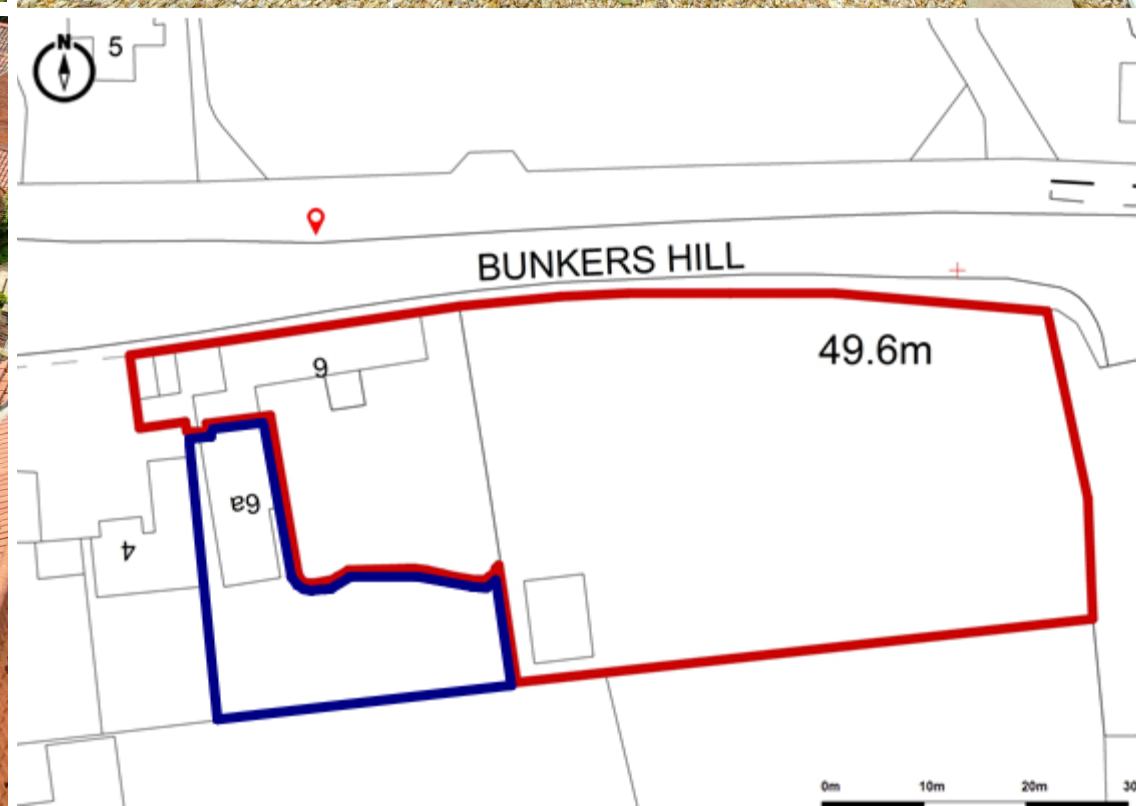
Family Bathroom [19'6" x 9'2" (5.94m x 2.79m)] having a most appealing view out towards Bunkers Hill and the village landscape of stone period homes; sloping ceiling in part, attractive Victorian period style roll top bath and claw bath with mixer tap, built in shower cubicle to one corner with shower fitting and accompanying full height wall tiling, pedestal wash hand basin and low-level WC. Feature radiator/towel rail, tiled floor, inset ceiling spotlight fittings and electric shaver socket point.

OUTSIDE

There is a vehicular right-of-way in favour of No. 6A over the driveway of the adjoining No. 6, for deliveries and pedestrian access. Subject to any necessary consents there is potential for creating direct vehicle access into the grounds of the house. The garden lies predominantly to the east and south of the house and are sheltered by tall mature trees with accompanying delightfully stocked beds and borders with a profusion of very attractive shrubs and flowering plants to enjoy.

There is a gravelled garden seating area onto which the French doors of the breakfast dining kitchen open from where to enjoy the southerly and westerly aspect. From the driveway there is a brick edged meandering footpath running through the garden around to the eastern elevation and front main entrance door. There is a further gravel footpath which runs down the rear western elevation of the house onto which the utility room has direct access. This could be a useful general garden storage area.





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SITE PLAN – No. 6A marked up in blue with No. 6 marked up in red. Full outline is marked up for joint purchase. Properties can be purchase.

ENERGY PERFORMANCE RATING: D

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 Lincoln office, 43 Silver Street, Lincoln, LN2 1EH.

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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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