

ROBERT BELL & COMPANY

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Quality & Country



BECK HOUSE, NETTLEHAM

Believed to date back to the 1700's is this spacious stone built cottage standing centrally within one of Lincoln's most desirable villages. Beck House is steeped in character and charm with features including stone walls under pantile roof, old timber storm porch under plain tile canopy, exposed ceiling beams, substantial inglenook fireplace with working open fire to the Sitting Room to name but a few.

Beck House has the unique benefit of barn and stable block included in the sale that could prove ideal to buyers for a variety of reasons (subject to any necessary planning consents), whether it be for those wishing to work from home or looking for ancilliary accommodation to accompany the main home.

The agents strongly advise interested parties to contact our Lincoln office for further details.

Please be aware that we have been informed by the vendors that the property is a listed building in a conservation area (to be verified).

Please see our 360 degree virtual tour at <http://www.robert-bell.org/vt/0077.htm>

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This delightful period stone house is entered via a wood panelled door having storm porch over opening to:

ENTRANCE HALL with wall panelling providing feature plate rack; radiator and providing access to both the Dining Room and:



Sitting Room

SITTING ROOM [16'8 x 15'11 (5.08m x 4.85m) into fireplace] with lead panelled windows providing views out to the front elevation and the village green with a further window providing views out to the mature rear garden; substantial inglenook fireplace with working open fire having a stone hearth and feature fitted timber storage cupboard to one side; substantial ceiling beams, exposed stone walls, two radiators, five wall light points, television aerial point, power points and door leading onto:

INNER LOBBY with secondary staircase rising to the first floor; parquet wood flooring, wood wall panelling, wall light point and providing access to:

FAMILY ROOM [16'10 x 11'6 (5.13m x 3.51m)] with lead panelled window to the front elevation looking out to the village green and glazed panelled door leading out to the rear garden; exposed stone fire surround with tiled hearth and log effect gas fire, ceiling beams, two radiators, feature glazed display cupboard inset to one wall and power points.

STUDY [9'4 x 6'8 (2.84m x 2.03m)] with glazed panelled door leading out to the property's rear garden; exposed ceiling beams, parquet wood flooring, radiator and power point.

DINING ROOM [13'3 x 12' (4.04m x 3.66m) into window seat] with views to the front elevation with fitted timber window seat below; door leading through to the main staircase allowing access to the first floor; ceiling beams, floor-mounted boiler,

radiator, power points and providing access to both the kitchen and:



Family Room

REAR LOBBY with substantial timber door leading out to the rear garden; tiled flooring, power point and further door to:

UTILITY [8'7 x 5' (2.62m x 1.52m) overall dimensions excluding recess] with low level WC to the recess area; plumbing for an automatic washing machine, part exposed stone wall, radiator, tiled flooring and power points.



Kitchen

KITCHEN [14'8 x 8'10 (4.47m x 2.69m)] having been recently fitted the kitchen enjoys solid oak frontages to its comprehensive range of units comprising: stainless steel one and a half sink and drainer unit inset to the work surface having cupboards and drawers below with a stainless steel oven and a four-ring electric hob and a double extractor hood above. The work surface extends along the neighbouring wall with a range of cupboards both above and below. Opposite there is a further L-shaped work surface having cupboards both above and below. Also with: six flush ceiling down lighters, radiator, vinyl flooring, telephone point, power points and door to the:

GARDEN ROOM [13'4 x 6'7 (4.06m x 2.01m)] with charming views looking out to the mature rear garden; exposed stone walls, exposed ceiling beams, two Night Storage Heaters and power point.



First Floor Landing

FIRST FLOOR LANDING [43'1 x 5'6 (13.13m x 1.68m) to main landing area] being an expansive area it offers views out to the village green; part sloping ceiling, secondary staircase to the opposite side of the landing, window seat, two radiators, access to the roof space, fitted storage cupboard and giving access to all first floor accommodation including:

BEDROOM 1 [16'5 x 11'1 (5m x 3.38m)] with charming views over the rear garden and out to the property's substantial stone barns; part sloping ceiling, feature fireplace with cast iron grate and tiled surround; radiator, telephone point and power point.

BEDROOM 2 [12'10 x 10'10 (3.91m x 3.3m)] with views to the rear elevation; part sloping ceiling, feature fireplace with ornate surround, radiator and power points.

BEDROOM 3 [11'1 x 11'1 (3.38m x 3.38m)] with views to the rear elevation; part sloping ceiling, radiator and part exposed timber wall beams.

BEDROOM 4 [17'9 x 12'10 (5.41m x 3.91m)] with views to the front and rear elevations; chimney breast to part of one wall, two radiators and power points.

BATHROOM [10'3 x 9'5 (3.12m x 2.87m) including airing cupboard] with panelled bath having wall-mounted *Triton* shower unit over; pedestal wash-hand basin, low level WC, fitted airing cupboard housing the hot water cylinder, part sloping ceiling, radiator and vinyl flooring.

OUTSIDE:

This stone built, unique home boasts a central situation within this ever popular village having a wide variety of local amenities within easy walking distance, for most. The property is approached with a step-down from the Green via a timber gate providing access to the front door having a timber storm porch with plain clay tiles over.

Towards the right hand elevation of the property, away from The Green towards Vicarage Lane, Beck House has a vehicular right of way over a neighbouring driveway, which leads round to the property's stone barns currently used as garage.



View of the Rear Garden

Beck House boasts a charming cottage style rear garden incorporating a circular laid to lawn area standing centrally with various gravelled pathways extending off to an assortment of areas of the garden, all of which boast an array of mature shrubs and plants. To one corner there is a gravelled courtyard area with high level stone and pantile walls having a feature garden pond inset, raised over well-stocked borders. This charming property also has the following included in the sale, which offer great scope for renovation (subject to all necessary planning consents).

STABLE BLOCK Being generally of stone construction under a pantile roof comprising:

COMPARTMENT 1 - WORKSHOP [14'11 x 13'4 (4.55m x 4.06m)] with timber door, stone and brick flooring, ceiling beams, power and lighting.

COMPARTMENT 2 - FUELSTORE [25' x 14'7 (7.62m x 4.44m)] with double outward opening timber doors, ceiling beams, power and lighting.

COMPARTMENT 3 - STORE [15'1 x 11'1 (4.6m x 3.38m)] with ceiling beams.

FIRST FLOOR COMPARTMENT [14'2 x 13'4 (4.32m x 4.06m)] with exposed ceiling beams, concrete base, power and lighting.



Stable Block

BARN [34' x 16'10 (10.39m x 5.13m)] with two sets of timber outward opening double doors allowing vehicular access/storage; ladder to the first floor, part timber, brick and concrete base, ceiling beams, power and lighting.

FIRST FLOOR providing great scope for future restoration.

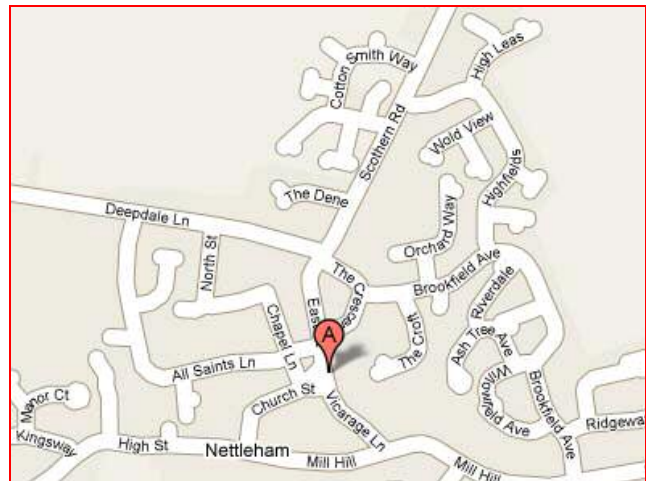


Barn

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.

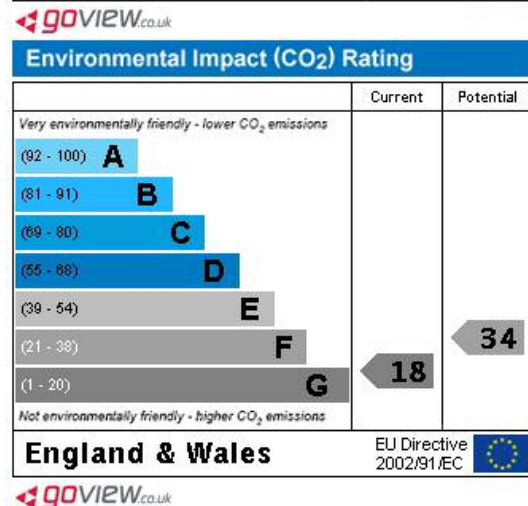
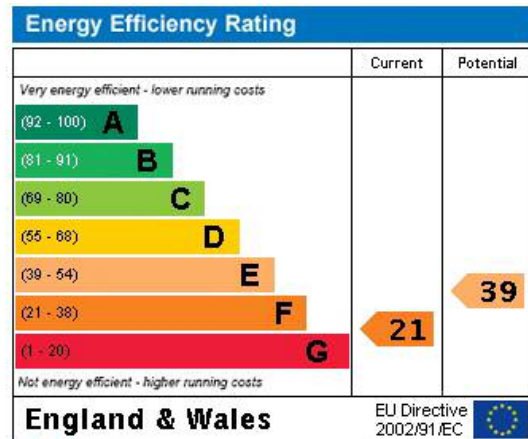
VIEWING: By appointment with the agent's Lincoln office, 43 Silver Street, Lincoln LN2 1EH. Tel: 01522 538888; Fax: 01522 589988 e-mail: lincoln@robert-bell.org web-site: <http://www.robert-bell.org>

LOCATION MAP

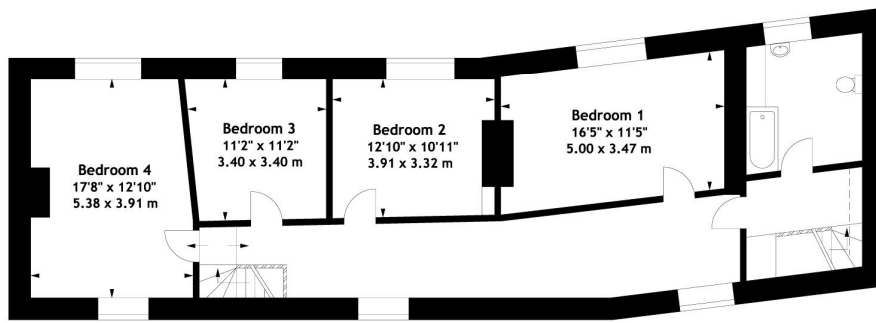


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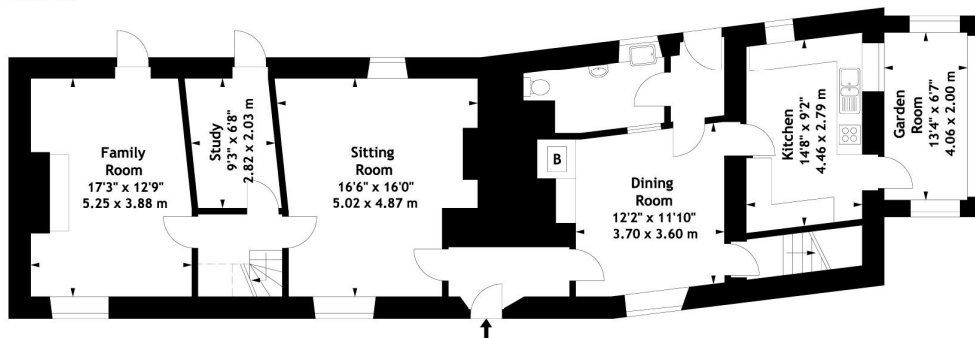
EPC CERTIFICATES



FLOOR PLANS



First Floor



Ground Floor

Please note the floor plan is not drawn to scale and does not purport to show the proportions of the property accurately all buyers are strongly urged to carry out their own inspection of the property to make sure the accommodation meets their requirements



View of the Pond area in the Rear Garden.



View of the Rear of the Property

DISCLAIMER

Messrs Robert Bell and Company for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person in the employment of Messrs Robert Bell and Company has any authority to make or give any representation or warranty whatever in relation to this property.
- (iv) All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.

If you require independent mortgage advice please contact our Independent mortgage adviser who can provide a free, no obligation, consultation on mortgages and insurances related to your life and home. If you have already received advice on these matters you can still ask for a free health check to ensure you have the best deal as his mortgage advice is totally independent.

Call 01522 538888 to book an appointment.



Chartered Surveyors, Auctioneers, Land & Estate Agents

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