



Moor Farm Cottage

Cross Keys Lane, Coningsby, Lincoln, Lincolnshire LN4 4RT

£525,000

BELL





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Lincoln – 24 miles
 Grantham – 30 miles with East Coast rail link to London
 Boston – 12 miles

(Distances are approximate)

Moor Farm Cottage is a large, five double bedroom family home; occupying generous grounds of approximately an acre (sts) and with substantial garaging, located to the edge of Coningsby village, with no immediate neighbours and an unparalleled view to the runway at RAF Coningsby, ideal for aviation enthusiasts. Providing modern, well-presented accommodation, the ground floor comprises a large lounge, with versatile snug/office to the front; breakfast kitchen open to dining room with rear utility and cloakroom at the rear. The property benefits from solar panels, with battery storage.

Externally, the property enjoys a substantial garage, with trio of stores to the rear; initial and further lawned garden spaces and a rural location between arable fields; with RAF Coningsby's runway in view from the platform erected to the property's Southern edge – approx. 150m from the perimeter fence of the base. Coningsby is home to one of only two surviving, flying Lancaster Bombers.

Coningsby, and adjacent Tattershall, are well-served villages, with a range of services and schooling.



Coningsby and Tattershall, divided by the River Bain, are popular well-served villages providing a wide variety of shops, primary and secondary schools, post office and doctors' surgeries. Coningsby is famous for its RAF base and the Battle of Britain Memorial Flight Visitor Centre, and Tattershall for its National Trust Medieval Castle and heritage. The inland resort of Woodhall Spa is around four miles away and the Georgian market town of Horncastle and the East Coast are all within easy driving distance.



Accommodation

Entered into the side through composite double-glazed doors into:

Utility Room 11' 10" x 7' 4" (3.60m x 2.23m)

With uPVC double glazed window to rear and having storage unit to base level, space and connections for under counter washing machine, dryer and upright fridge-freezer. There is tiled flooring, multiple power points, radiator and wooden doors to storage, cloakroom and to:

Breakfast Kitchen 12' 8" x 11' 10" (3.86m x 3.60m)

With uPVC double glazed window to side and having lights to ceiling and over counters. There is a good range of storage units to base and wall levels, including glazed shelving and central island and sink and drainer to roll edge worktop. There is a double oven, hob, integrated dishwasher and fridge, tiled flooring, radiator, wooden door to under stairs storage and open archway to:

Dining Room 16' 4" x 11' 0" (4.97m x 3.35m)

With uPVC double glazed window to front and lights to ceiling and wall. There is a radiator, tiled flooring, multiple power points, wooden door to stairs and door to:

Office/Snug 16' 0" x 13' 9" (4.87m x 4.19m)

With uPVC double glazed window to front and having wood effect flooring, radiator, multiple power points, wooden doors to storage space and glazed doors to:

Lounge 24' 2" x 15' 8" (7.36m x 4.77m)

With uPVC double glazed window to side and French doors to rear. There are lights to ceiling and walls, tv point, multiple power points, radiator, wood effect flooring and wooden door to kitchen.

Cloakroom 7' 4" x 4' 0" (2.23m x 1.22m)

With uPVC double glazed obscure window to rear and having low-level WC, hand wash basin, tiled flooring and radiator.

First Floor

Landing

With uPVC double glazed window to rear, part carpet and wood effect flooring, radiator and multiple power points. There are wooden doors to bedrooms and bathroom.





Bedroom 16' 3" x 11' 0" (4.95m x 3.35m)

With uPVC double glazed window to front, radiator and multiple power points.

Bedroom 12' 1" x 9' 3" (3.68m x 2.82m)

With uPVC double glazed window to side, wood effect flooring, radiator and multiple power points.

Bathroom 13' 0" x 7' 3" (3.96m x 2.21m)

With uPVC double glazed obscure window to rear and having loft access hatch. There is a double sink to wall, bath set to tiled surround, walk-in shower cubicle with board surround and electric shower and tiled effect flooring.

Bedroom 16' 0" x 12' 3" (4.87m x 3.73m)

With uPVC double glazed window to front, multiple power points, wooden doors to storage space and radiator.

Bedroom 12' 7" x 11' 6" (3.83m x 3.50m)

With uPVC double glazed window to side, radiator and multiple power points.

Bedroom 16' 0" x 13' 8" (4.87m x 4.16m) max

With uPVC double glazed window to front, multiple power points, radiator and wood effect flooring.

Outside

The property is approached to the front, from Langrick Road, over a snaking track between neighbouring fields. Off the front of the property is the **Brick Garage 60' 0" x 30' 0" (18.27m x 9.14m)**, with adjacent, rear **Storage Spaces 13' 4" x 17' 6" (4.06m x 5.33m); 14' 2" x 16' 2" (4.31m x 4.92m) and 14' 0" x 14' 5" (4.26m x 4.39m)** with power connection.



The initial garden is located to the rear of the property, with lawned space, mature flowers and shrubs, and a paved patio leading off the lounge. Contained to ensure a child and pet friendly space, this area enjoys sunlight from the south and west. Behind is a further lawned space with a small orchard and a large glasshouse; while to the side is the largest lawned area, with open and hedged boundaries, and a viewing platform looking south to the eastern end of the runway at RAF Coningsby, approx. 150m away.

**East Lindsey District Council – Tax band: A
EPC Rating: D**

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GROUND FLOOR
1117 sq.ft. (103.8 sq.m.) approx.



1ST FLOOR
1118 sq.ft. (103.8 sq.m.) approx.



TOTAL FLOOR AREA : 2235 sq.ft. (207.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 Woodhall Spa office.
19 Station Road, Woodhall Spa. LN10 6QL.

Tel: 01526 353333

Email: woodhallspa@robert-bell.org; Website: <http://www.robert-bell.org>



43 Silver Street, Lincoln. LN2 1EH
Tel: 01522 538888 Fax: 01522 589988
Email: lincoln@robert-bell.org

www.robert-bell.org

