



**Jolls Cottage**  
3 The Terrace, Greetham, Lincolnshire, LN9 6HU

**BELL**





## Jolls Cottage Greetham

An immaculately presented cottage in a truly stunning location. Oozing with tremendous charm and character, this Grade II listed cottage, dating back to the early 1900's, enjoys spectacular views over the stunning rolling Lincolnshire Wolds landscape.

The property has recently undergone a complete transformation boasting stylish interior inclusive of three double bedrooms, two reception rooms and a tastefully fitted kitchen with island and range oven.

Sitting in beautifully terraced gardens and grounds of 0.14 acres, with a studio-summerhouse and a raised deck incorporating a six-person hot tub making the most of the views.

Situated in Greetham, a hamlet in the classic mid Lincolnshire countryside and close to the designated area of outstanding natural beauty of the Lincolnshire Wolds and convenient for the ever-popular Georgian market town of Horncastle, providing a host of amenities, shops, cafes and bars, leisure and history, both primary and secondary education including the prestigious Queen Elizabeth Grammar School. The city of Lincoln and the seaside resort of Skegness are with comfortable driving distance.



### ACCOMMODATION

An arched timber entrance door opens into the

**Dining room – 14'1" x 12'8"** with arched front window, stripped boarded floor, brick fireplace with woodburning stove, upright radiator, door into the lounge, stairs to bedroom two and large opening into the...

**Kitchen – 13'3" x 7'9"** recently refitted with a farmhouse style range of base units in muted shade beneath natural work surfaces and upstands with a matching Island incorporating





enamel sink and electric range oven and hob, integrated wine cooler, fridge and freezer, washing machine and dishwasher. Dual aspect windows and tiled floor.

**Lounge – 13'11" x 12'5"** with a pair of arched front windows, stripped boarded floor, painted ceiling beams, decorative fireplace with woodburning stove, upright radiator and stairs to bedroom one.

An opening from the dining room leads into the...

**Rear hall-study – 8' x 6'3"** with tiled floor, rear window and exterior door, radiator and the LPG gas boiler

**Bedroom 3 – 14' x 6'3"** with 2 rear windows and an upright radiator

**Shower-wet room – 6'3" x 5'** equipped with a direct shower, full height glazed screen with floor sluice, fired earth tiling to walls and floor, towel rail, Stylish white W/C. with enclosed cistern and round bowl sink sat on a tiled pedestal and rear window.

First Floor

**Bedroom 1 – 14'2" x 12'8"** includes a vaulted sloping ceiling to '4". With stairs from the lounge, sash window, radiator and twin wardrobe cupboard.

**Bedroom 2 – 14'1" x 12'7"** Includes a vaulted sloping ceiling to '4". With stairs from the dining room, sash window, radiator and twin wardrobe cupboard.







## Jolls Lane, Greetham, Horncastle, LN9

Approximate Area = 1021 sq ft / 94.8 sq m

Outbuildings = 200 sq ft / 18.5 sq m

Total = 1221 sq ft / 113.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nñhecom 2025. Produced for Hunters Property Group. REF: 1342554

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### Exterior

The property enjoys 2 car parking spaces to the opposite side of Jolls Lane, with a sloping lawned front garden and steps up to the front door a side path leads to the spacious and superbly laid out terraced rear garden with a flagstone paved seating area with gazebo over, a low rustic brick wall with matching steps lead up to the raised deck area with inset six person hot tub further rustic brick steps, flagstone path and lawns leading to the

**Garden Room—studio – 15'6" x 9' 5"** Of timber construction with 2 pairs of timber and glazed doors.

**Store – 9'5" x 5'7"** Also of timber construction with wooden front door

A further low rustic brick wall with matching steps leads to the larger gently sloping lawn with a backdrop of mature shrubs and trees.



**East Lindsey District Council – Tax band:** The property is not presently rated for council tax as it is presently being used as a holiday cottage.

**ENERGY PERFORMANCE RATING:** Not applicable as it is grade II listed

**SERVICES:** Mains water and electric, private drainage system. central heating is via a low-pressure gas-fired boiler to radiators. 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...

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