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PROPERTY
AWARDS
2024

GOLD WINNER

ESTATE AGENT
IN HORNCastle



The Stables

Thornton, Nr. Horncastle, Lincolnshire. LN9 5JU

BELL





The Stables Thornton

Are you looking for something special? The Stables offers a unique opportunity to purchase a home filled with character and quality both inside and out.

No expense has been spared to create this most wonderful residence standing in beautifully landscaped grounds of approx. 2.5 acres, which include a large feature pond carefully created to mirror Monet's famous painting 'The Water Lilly Pond'.

ACCOMMODATION

Built in an attractive mellow red brick beneath a slate roof with decorative finials and turned brick chimneys. The house is beautifully adorned with wisteria and offers five bedrooms, three reception rooms, large oak orangery, three bathrooms, small bar and utility set over two floors extending to approx. 3200 sq. ft.

The flexible accommodation would also allow for multi-generational living with bedroom suite two easily separating with its own bathroom, snug and entrance.

The characterful accommodation includes period features such as wood panelled doors, stone tiled floors, original feature saddle racks and cast-iron oven, two large wood burning stoves with vent system circulating heat up to the first floor living accommodation and oak sash windows. The property is further complimented by modern touches such as remote operated windows and blinds to the orangery, finger print keyless entry system and a Japanese style WC to the ground floor bathroom.





GARDENS & OUTBUILDINGS

Approached via a long sweeping driveway with brick pillared entrance. The grounds have been carefully designed to offer several distinct styles, these include a formal lawned garden with sun dial style raised flower beds overlooking the beautiful pond, parkland style garden wrapping around the pond, a large orchard and a south facing walled courtyard area which provides a lovely space for outdoor dining.

The driveway leads around and through the property to a substantial range of oak outbuildings which include a gym with sauna, shower room and attractive king post roof trusses, spacious double garage, further single garage, open workshop and store.

THE LOCATION / AREA

The property is discreetly located next to the Old Vicarage with which it shares a private gated driveway entrance in the small village of Thornton.

Bordering open fields to the north, Thornton is located only approx. 2 miles from the market town of Horncastle and approx. 4 miles from the inland spa village of Woodhall Spa.

Horncastle with its bustling high street offers a range of local shops, supermarkets, medical, leisure and educational services, including the highly regarded Queen Elizabeth's Grammar School. The vibrant village Woodhall Spa offers a further range of local independent shops, cafes, restaurants, public and private schooling and Championship Golf course.

East Lindsey District Council – Tax band: TBC

SERVICES

Mains services of water and electricity are connected. Heating is oil fired. Drainage is to a private system which then also filters clean water through a reed bed filtration system into the pond.

Note- We understand that a historic public right of way runs along the western boundary but that this has not been used for several years.

VIEWING: By arrangement with the agent's Horncastle Office

Old Bank Chambers, Horncastle. LN9 5HY.

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The Stables

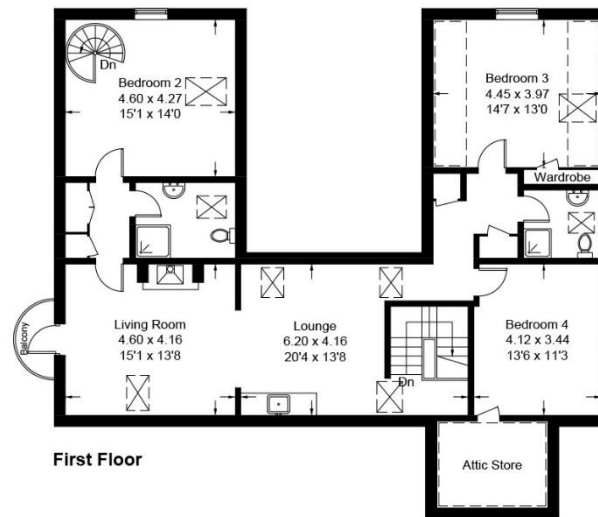
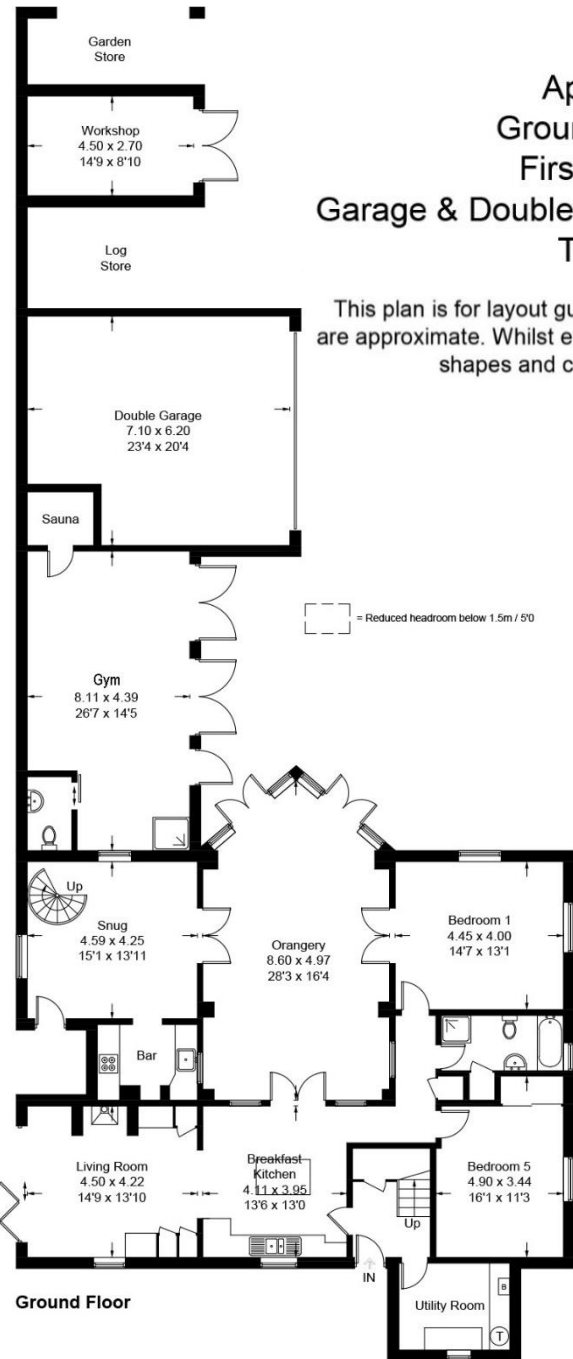
Approximate Gross Internal Area
Ground Floor = 165.0 sq m / 1776 sq ft

First Floor = 127.5 sq m / 1372 sq ft

Garage & Double Garage / Outbuilding = 93.5 sq m / 1006 sq ft

Total = 386.0 sq m / 4154 sq ft

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.



DISCLAIMER

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