



**Linden Cottage**  
Main Road, Thimbleby, Horncastle, Lincolnshire. LN9 5RB

**BELL**





## Linden Cottage

Main Road, Thimbleby

Linden Cottage is a charming, three/four bedroom family home – dating back to 1703 with various extensions over time, before being renovated and updated by the current vendor to provide modern, well-appointed accommodation. This includes upgraded kitchen and bathroom spaces, alongside bright, neutral décor throughout.

Accommodation comprises: a large, open-style living-dining room, leading through to the breakfast kitchen and utility/garden room space. A shower room, bedroom and further, versatile, bedroom/study/snug complete the ground floor, with two bedrooms and family bathroom to the first. Externally there is a large single garage with store, spacious rear garden space and driveway offering off-road parking for multiple vehicles.

Linden Cottage enjoys an excellent village location in Thimbleby, approximately 1 ½ miles west of the Georgian market town of Horncastle – where a good range of social, retail and educational facilities can be found.



### ACCOMMODATION

**Entrance Hallway** having wood double glazed door with uPVC double glazed window alongside; engineered hardwood flooring, wood spindle and oak balustrade staircase to first floor, radiator, ceiling lights and power points. Doors to ground floor accommodation including:

**Living – Dining Room** having uPVC double glazed windows to front and side aspects; log burning stove to brick surround, engineered hardwood flooring, TV point, radiators, wall lights and power points. Glazed door to:





**Kitchen** having uPVC double glazed French doors and windows to rear aspect; an excellent range of modern storage units to base and wall levels, space and connections for under counter dishwasher; upright fridge-freezer, Bosch oven, AEG induction hob, Reginox sink to square edge worktop. Engineered hardwood flooring, floor standing Worcester boiler, radiator, ceiling lights and power points. Wood glazed door to:

**Garden Room / Utility** with uPVC double glazed windows to side and rear, patio door to side aspect; tiled floor, radiator and wall lights. Storage units to base and wall levels with space and connections beneath square edge worktop for washing machine and dryer.

**Shower Room** with obscure window to rear aspect; Corner shower cubicle with tiled surround, hand wash basin to storage unit and low level WC. Tile effect flooring, radiator and ceiling light.

**Bedroom / Snug / Study** with uPVC double glazed patio door and windows to rear aspect; engineered hardwood flooring, radiator, ceiling lights and power points.

**Bedroom** having uPVC double glazed window to front aspect; built in bank of wardrobe storage space, engineered hardwood flooring, radiator, ceiling lights and power points.

#### First Floor

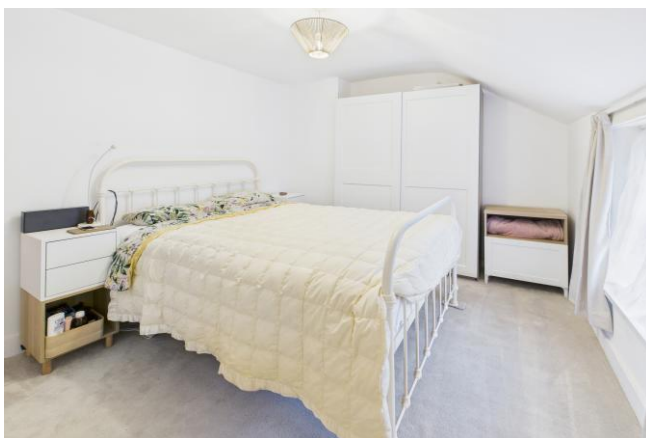
**Gallery Landing** with uPVC double glazed window to front aspect; carpeted floor, loft access hatch, radiator, ceiling lights and power points. Doors to first floor accommodation.

**Bedroom** having uPVC double glazed window to side aspect; carpeted floor, built in wardrobe space, radiator, ceiling light and power points.

**Bedroom** having uPVC double glazed window to side aspect; carpeted floor, built in wardrobe space, radiator, ceiling light and power points.

**Bathroom** having uPVC double glazed obscure window to rear aspect; bath with tiled surround and shower over, hand wash basin to wide drawers unit and low level WC. Airing cupboard, tile effect flooring, radiator, ceiling lights and shaver socket.





## OUTSIDE

The property is approached from Mill Lane, up a wide, gravel driveway providing ample off road parking space for multiple vehicles, alongside a **Single Garage** with up and over door to the rear, concrete floor, light and power. To the driveway side of the house are external power sockets.

A path leads to the front door, beneath a storm porch, with flowerbeds stood before the hedged boundaries. The path continues down the main roadside, where there is a pedestrian gate leading on to the verge; and to the rear garden – a triangular 'wedge' shaped space; enjoying sunlight throughout the day. Mature flowerbeds and plant boxes stand alongside the hedged boundaries, with mature trees to the north (road) side and a greenhouse completing the rear space, well-fenced to ensure a child and pet friendly, secure space. Off the garden room is a gravel seating area, looking across the rear and accessing the drive.



**East Lindsey District Council – Tax band:**

**ENERGY PERFORMANCE RATING:**

**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 Horncastle Office

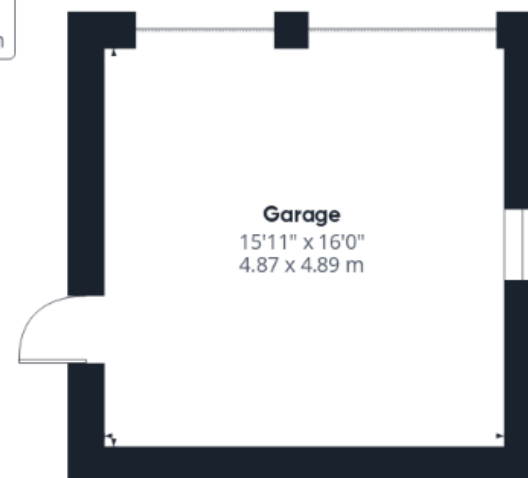
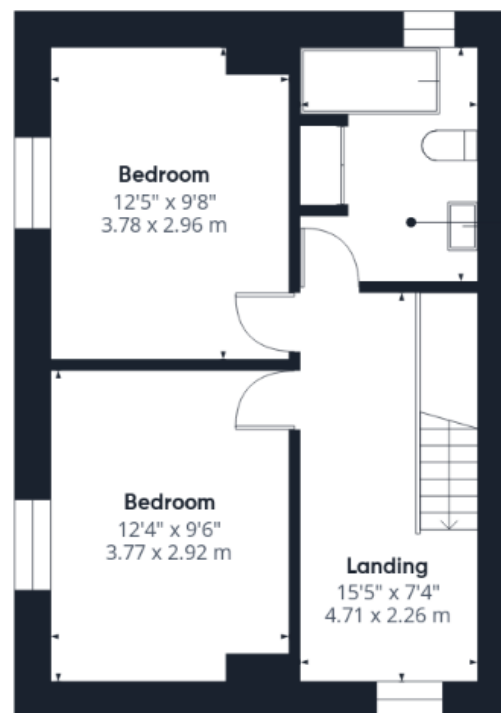
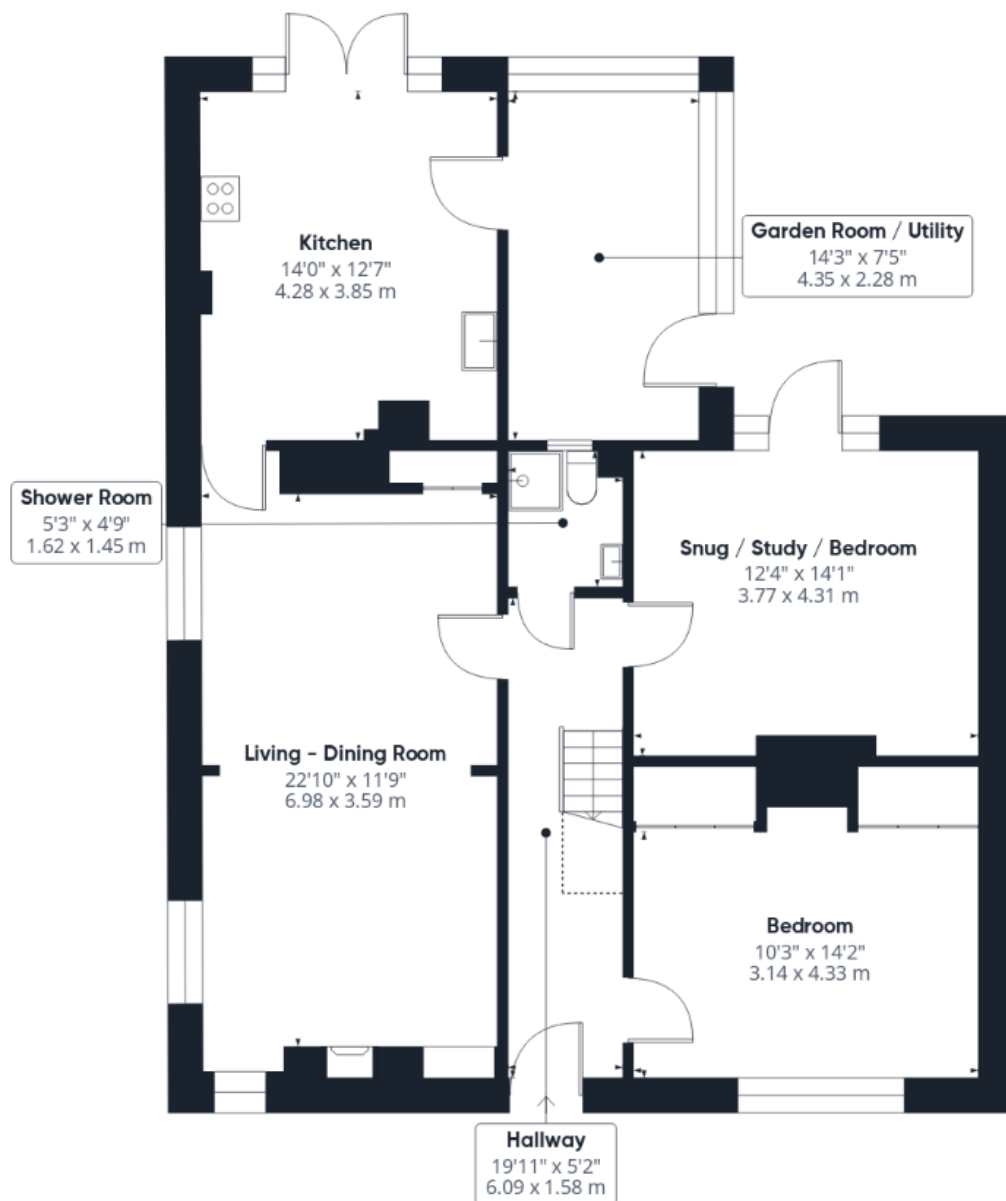
Old Bank Chambers, Horncastle. LN9 5HY  
Tel: 01507 522222  
Email: [horncastle@robert-bell.org](mailto:horncastle@robert-bell.org)  
Website: <http://www.robert-bell.org>

Brochure prepared 20.1.2026









(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

**Approximate total area<sup>(1)</sup>**

1704 ft<sup>2</sup>

158.4 m<sup>2</sup>

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

**Reduced headroom**

14 ft<sup>2</sup>

1.3 m<sup>2</sup>

#### DISCLAIMER

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

- 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;
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
- No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.
- 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.



Old Bank Chambers, Horncastle. LN9 5HY  
Tel: 01507 522222  
Email: [horncastle@robert-bell.org](mailto:horncastle@robert-bell.org)

[www.robert-bell.org](http://www.robert-bell.org)

