

Town & City



Hill View, 11 Woodhall Road, Horncastle

An outstanding executive four bedroom detached house located on the outskirts of the Georgian market town of Horncastle with views over the Bain Valley. The property offers well appointed and spacious accommodation with a high standard of fitment throughout, making it an ideal family home.

The internal accommodation comprises: entrance hall, sitting room, conservatory, dining kitchen, utility, cloakroom, snug and study to the ground floor with galleried landing, four bedrooms with walk-in wardrobe to the master, family bathroom and shower room to the first floor.

Outside there is parking for several vehicles, two large garages and attractive landscaped gardens to the rear with a feature raised patio area.

A formal viewing is strongly recommended to fully appreciate the standard, space and quality of fitment that is currently on offer.

Entrance

Entered via a upvc double glazed door with obscure viewing panel and side panels leading into the:

Entrance Hall

Having single radiator, ceiling coving, three wall mounted lights, under stairs cupboard, phone point, multiple power points, window to kitchen and wooden skirting boards. Oak panelled doors lead to the:



Sitting room

Sitting Room 21' 5 x 10' 9 (6.54m x 3.28m)

Having upvc double glazed window to front aspect, gas log effect fire inset to an ornate marble fireplace. Two single radiators, ceiling coving, tv point, multiple power points and wooden skirting boards. Wooden French doors lead to the:



Conservatory

Conservatory 12' 6 x 12' 5 (3.82m x 3.80m)

Having a brick base with wooden double glazed windows and wooden double glazed French

doors lead to the raised patio area. Also having two double radiators, laminate flooring, ceiling fan light and beautiful views over the Bain Valley and Horncastle.

Dining Kitchen 22' 8 x 18' 7 (6.92m x 5.69m)

Having very good selection of cupboards to both base and wall levels including deep pan drawers, glass fronted display cupboards, wine rack, shelving and one and a half stainless steel sink plus drainer inset to worktop with appropriate splashback wall tiling. Gas range cooker with extractor hood over, integral dishwasher, central island incorporating a breakfast bar and wicker drawers and space for American style fridge freezer.



Kitchen



Dining area

Also having one double and one single radiator, ceiling coving, spotlights inset to ceiling, ceramic tiled floor, upvc double glazed window to rear aspect, low level fan heater and wooden skirting boards. There is space for a dining room

table and chairs to one end. An oak panelled door leads to the:

Utility 8' 4 x 7' 8 (2.56m x 2.36m)

Having cupboards to both base and wall levels with stainless steel sink plus drainer inset to worktop with appropriate splashback wall tiling and space for washing machine and tumble dryer. Double radiator, ceiling coving, ceramic tiled floor, extractor fan, upvc double glazed door with obscure viewing panel leads to raised patio area. An oak panelled door leads to the:

Cloakroom

Having low level wc, pedestal wash hand basin with appropriate splashback wall tiling, heated towel rail, ceiling coving, ceramic tiled floor, obscure double glazed window to side aspect and wooden skirting boards.

Snug 12' 10 x 9' 7 (3.93m x 2.94m)

Having upvc double glazed window to side aspect, single radiator, ceiling coving, tv point, multiple power points, laminate flooring and wooden skirting boards.

Study 7' 8 x 6' 3 (2.35m x 1.91m)

Having upvc double glazed window to side aspect, single radiator, ceiling coving, tv point, phone point, multiple power points, wall safe, laminate flooring and wooden skirting boards.

A wooden door leads through to the **integral garage**.

Stairs lead up from the entrance hall to the:



Galleried landing

Galleried Landing 18' 11 x 17' 4 (5.78m x 5.29m)

L-shaped balustrade galleried landing, being light and spacious and having views over the entrance hall. Two single radiators, airing cupboard with appropriate linen shelving and housing the hot water cylinder, storage cupboard, access to loft space, multiple power points, Velux window and wooden skirting boards. Oak panelled doors lead off to:



Master bedroom

Master Bedroom 23' 4 x 14' 6 (7.12m x 4.42m)

Having upvc double glazed doors leading out to a Juliet balcony overlooking the front garden and open fields beyond, upvc double glazed window to side aspect, one double and one single radiator, tv point, multiple power points and wooden skirting boards. There is also a large walk-in wardrobe.



Bathroom

Bathroom 9' 10 x 7' 6 (3.02m x 2.29m)

Having 3 piece suite comprising corner jacuzzi

bath with mixer shower tap, low level wc and pedestal wash hand basin with appropriate splashback wall tiling. Velux window, heated towel rail, extractor fan, spotlights inset to ceiling, vinyl flooring and wooden skirting boards.



Bedroom three

Bedroom Three 12' 10 x 12' 4 (3.93m x 3.78m)
Having upvc double glazed window to rear aspect, single radiator, tv point, multiple power points and wooden skirting boards.

Bedroom Four 10' x 9' 8 (3.07m x 2.96m)
Having upvc double glazed window to rear aspect, single radiator, tv point, multiple power points and wooden skirting boards.

Shower Room 9' 8 x 5' 4 (2.96m x 1.65m)
Having 3 piece suite comprising shower cubicle, low level wc and pedestal wash hand basin with appropriate splashback wall tiling. Velux window, heated towel rail, extractor fan, spotlights inset to ceiling, vinyl flooring and wooden skirting boards.



Bedroom two

Bedroom Two 21' 6 x 10' 9 (6.56m x 3.28m)
Having upvc double glazed windows to front and rear aspects, 2 single radiators, tv point, multiple power points and wooden skirting boards.

Outside

Having wrought iron gates leading into block paved driveway providing parking for several vehicles and leading to the front and rear garages. There is also a lawned garden with shrubbery beds to its borders.

Integral Garage 23' 4 x 14' 7 (7.12m x 4.47m)
Having electric up and over door, double radiator, upvc double glazed window to front aspect, upvc double glazed personnel door to rear aspect and multiple power points.



Front garden

Detached Garage 26' 11 x 15' (8.21m x 4.58m)
Having electric up and over door, light and power connected and upvc double glazed personnel door.



Detached garage

To the rear the garden is terraced with a raised patio area having low brick wall with wrought iron railings and steps leading to the driveway and two further lawned gardens with a timber summerhouse to one corner. The garden is fully enclosed.



Raised patio



Rear Lawned garden



Rear elevation

Utilities: Mains water, electricity and drainage with gas fired central heating. Council tax band understood to be E.

Notes: The Agents have not been privy to the contents of the Title of the property and cannot in any way formally confirm the boundaries of the property or the existence of any Covenants, Easements or Rights of Way, which might affect it.

Any plan shown in this brochure is purely presented as a guide and all boundaries and areas will require further verification. The Agents refer prospective purchasers to the vendor's solicitors in regard to all these matters.

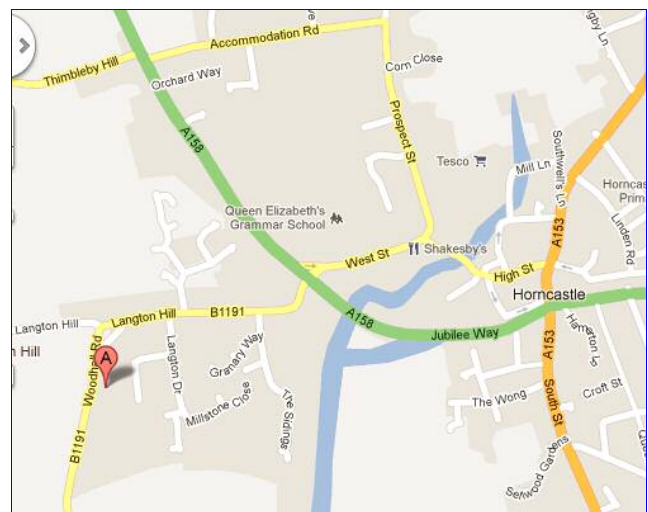
Services: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

Viewing: By appointment with the agent's Horncastle Office, Old Bank Chambers, Horncastle, Lincolnshire. LN9 5HY. Tel. 01507 522222; Fax. 01507 524444

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Website: <http://www.robert-bell.org>

**These details were prepared
on 18 November 2011**

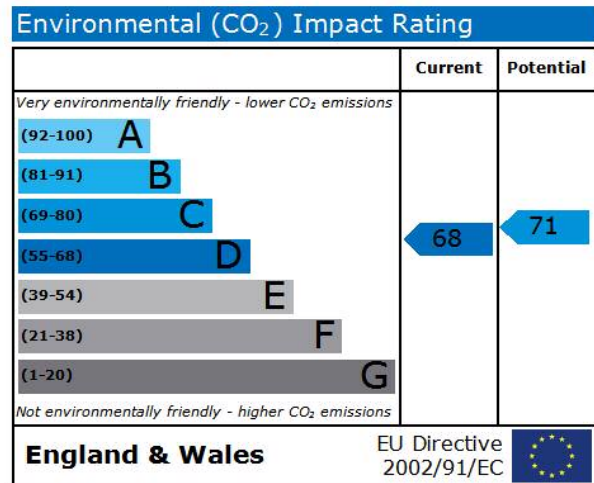
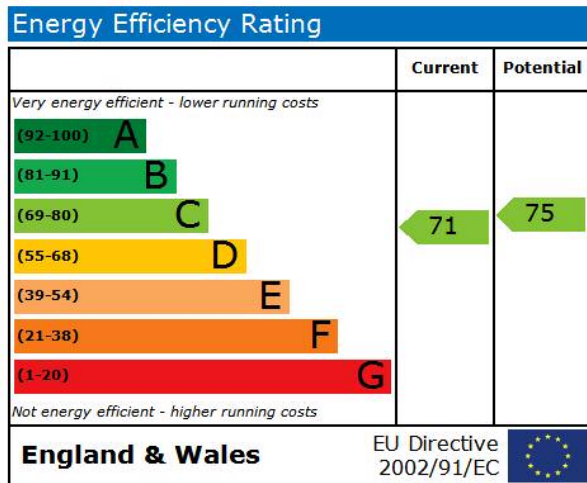
LOCATION MAP



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ENERGY PERFORMANCE

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on Carbon Dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon Dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

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