



Gable Cottage

8-10 St Mary's Square, Horncastle, Lincolnshire. LN9 5HJ





Gable Cottage, Horncastle

Gable Cottage is a delightful Grade II listed part thatched period dwelling dating back to the late 18th Century, offering very flexible and generous accommodation including 3/4 Bedrooms and 3 Reception Rooms. This appealing property is in excellent internal order and has many original features alongside modern kitchen and bathrooms, situated on the fringe of St Mary's Square with evidence of the Roman wall on its rear boundary. The property is within easy walking distance, for most, to the town centre and exceptionally benefits from garaging just a short walk away.

Viewing is highly recommended for those wishing to purchase a truly beautiful cottage in this popular market town. Horncastle is an active market town offering a wide range of educational, shopping and social facilities. The town stands as the gateway to the Lincolnshire Wolds, an area designated as being of Outstanding Natural Beauty.

ACCOMMODATION

Open glazed timber arched **Storm Porch** with mosaic tiled flooring and tiled roof and glazed wooden main entrance door to:

Hallway of L shaped proportions, exposed ceiling beams, walk in cloak cupboard with wooden single glazed window to the rear aspect and staircase up to first floor. Dado rail, wall lighting and multiple power points.

Sitting Room having two wooden single glazed sash windows to the front aspect with internal secondary glazing; substantial ceiling beam and part wooden panelling. Central brick feature fireplace with stone hearth, wooden lintel inset, display mantel shelving over and gas stove style fire inset. Built in under stairs cupboard to one side, raised area alongside the fireplace with wooden panelling having access inset to electric meter, wooden plate shelf. Radiator, wooden flooring, wall lights, telephone and TV point and multiple power points.





Dining Room having wooden single glazed sash window to the front aspect with internal secondary glazing; corner brick fireplace with stone hearth, coal effect gas fire inset, wooden surround and mantel over. Radiator and multiple power points.

Wet Room having wooden single glazed obscure window to the rear aspect with internal secondary glazing; sloping ceiling in part, wet room style shower area with Electric Mira Sport shower over, pedestal wash hand basin and low level WC. Radiator, full wall tiling, vinyl flooring, extractor fan, wall light, electric wall mounted fan heater and ceramic tiled flooring.

Rear Lobby with wooden single glazed door to the rear aspect; built in under stair cupboard, dado rail, tiled flooring and multiple power points. Timber pillar, bookshelves and storage with inset lighting. Stain glass panel runs alongside the kitchen, door to:

Laundry Room with wooden single glazed window to the rear aspect; base unit with roll edge worktop over, space and connection for washing machine and tumble dryer. Appropriate splash back tiling, tiled flooring, extractor fan and multiple power points

Kitchen having a good range of base and wall units, Franke sink and drainer inset to roll edge worktop with appropriate splash back tiling, built in slimline dish washer, corner base units with pull out baskets, open ended display base and wall unit and spice rack. Red AGA inset to recess with downlighting over, quarry tiled flooring, telephone point and multiple power points.
Open through



Breakfast Room having wooden single glazed sash window to the front aspect with internal secondary glazing; exposed ceiling beams, central wooden pillar, curtain to open spindle and balustrade staircase, radiator, wall lights and multiple power points. Door to:

Front Lobby wooden decorative single glazed door to the front aspect; pantry style shelving, space and connection for upright fridge freezer, vinyl flooring, coat hooks and power point. Door to **Service Passage** linking the front lobby to the rear courtyard, with wall mounted Worcester 29CDI Classic combi boiler, concrete flooring and ceiling lighting. Door to the rear aspect.

First Floor



Gallery Landing with wooden single glazed window to the rear aspect; radiator, exposed timbers, wall lights and multiple power points. Opening through past chimney breast to bedroom three. Door to:

Bedroom 1 having wooden single glazed window to the front aspect with internal secondary glazing; sloping ceilings, exposed ceiling beams. Cast iron fireplace, built in storage cupboard, radiator, TV point and multiple power points. Door to:

En Suite Bathroom having wooden single glazed window to the front aspect with internal secondary glazing; panelled bath with shower, curtain and rail over, tongue and groove bath panel, and wall cladding in part, pedestal wash hand basin and low level WC. Appropriate wall and splash back tiling, walk in airing cupboard with light and hanging rail, radiator, extractor fan and access to loft space.

Staircase from entrance lobby with display shelving surround, leaded window to the side aspect and leaded internal window to the landing. Door with decorative glazed panel to the dressing room. (Door not in use with current banister configuration)

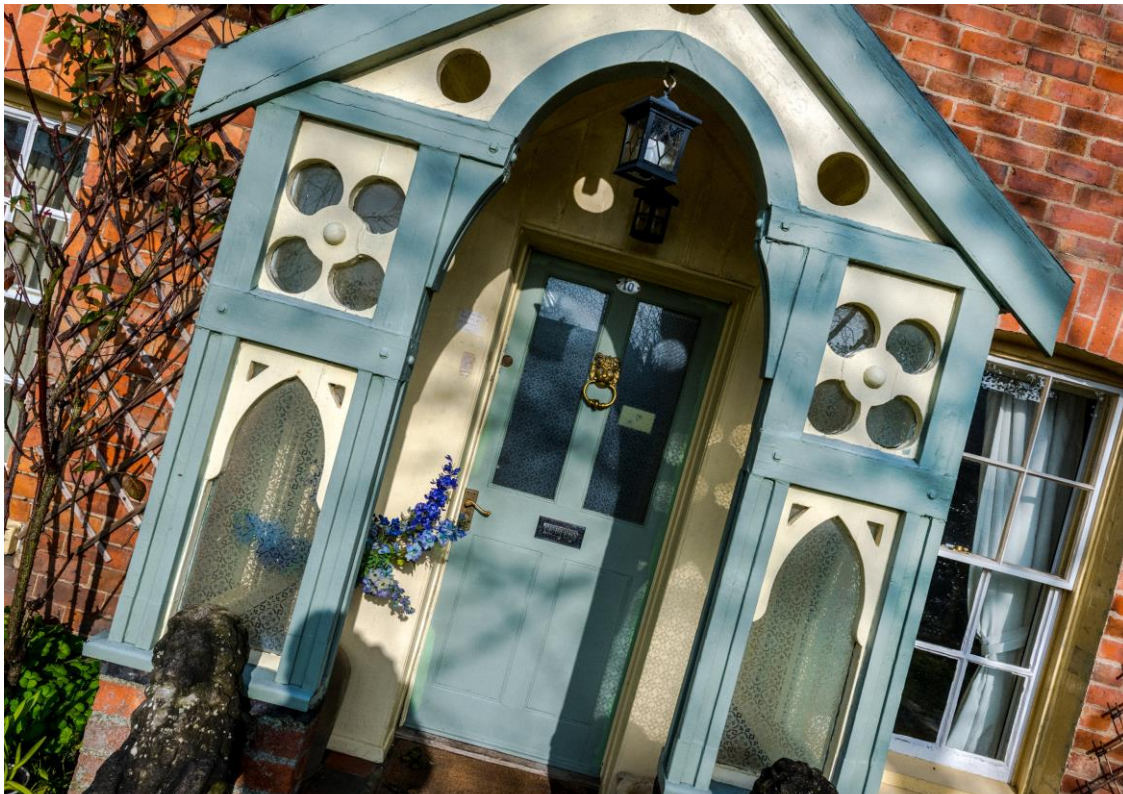
Landing with feature glazed panel door to:

Bedroom 2 having wooden single sash glazed window to the front aspect with internal secondary glazing; sloping ceiling in part, vanity style unit inset with wash hand basin. Walk in wardrobe with rails, book shelving and Saniflo “compact” WC. Radiator, ceiling light and multiple power points. Curtained opening to:

Dressing Room / Bedroom 4 having wooden single glazed window to the side aspect with Internal secondary glazing; sloping ceilings, built in cupboard with shelving and light, wall lighting, access to roof space, telephone point and multiple power points.

Bedroom 3 having wooden single glazed window to the front aspect with Internal secondary glazing; sloping ceilings, exposed beams, built in cupboard and shelving, radiator. wall lighting, access to loft space and multiple power points. Opening alongside chimney breast to other landing.





OUTSIDE

The property is accessed from St Mary's Square via a wrought iron style gate into the front garden. The front garden is fully enclosed with high brick walling and divided into two parts, one side laid to lawn with borders to the perimeter and brick build pond, base for seat and stepping stone pathway to a couple of steps through a low wall leading to the second area of the garden.

The second area is framed with mature planting borders to the perimeter and block paved pathway from the gate past the porch to the change in levels. There are mature trees including a holly and a willow hurdle screen creates a useful storage area in the corner of the garden.

The rear garden is accessed via the service passage and is a fully enclosed courtyard style garden. A lower area of paving runs immediately along the rear of the property, part covered and extends out into the courtyard at a higher level where a substantial timber pergola creates an attractive seating area. The boundaries are predominantly walling, part with willow hurdles between brick pillars and the rear boundary is the workshop. A block building with pantile roof power and light connected, windows and two personnel doors, one to the courtyard and one out to the rear where the remains of the Roman wall are located.

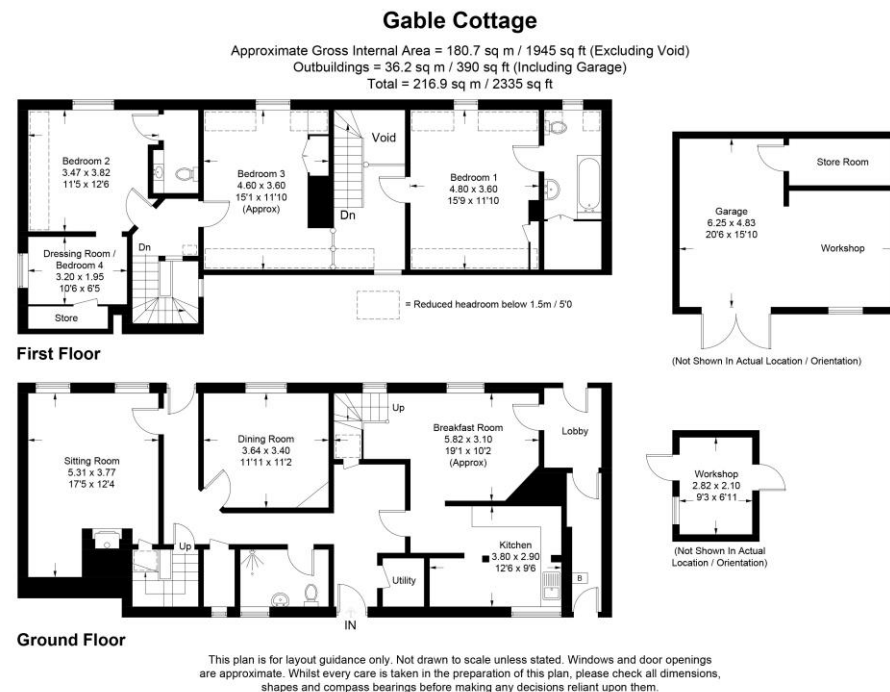
Garage / Workshop / Store is access from Manor House Street, having pair of timber doors and wooden single glazed window to the front aspect, power and light connected. (separate electric meter at rear). The initial area is a garage space open to large workshop with door from the garage to a smaller storage space with mezzanine over.

EPC: D

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

Brochure prepared 9.2.2021



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

www.robert-bell.org

