



White Cottage

Manor Road, Hagworthingham, Spilsby, Lincolnshire. PE23 4LL

BELL
ROBERT BELL & COMPANY



White Cottage, Manor Road, Hagworthingham, Spilsby

FOR SALE BY INFORMAL TENDER

Guide Price: £100,000 - £125,000

Tender date: 22nd December by 12 noon.

A Grade II listed two bedroom detached cottage located in the sought after Lincolnshire Village of Hagworthingham. Believed to date back to the mid 18th Century, the original parts of the property are of mud and stud construction beneath a clay pantile roof with later brick additions.

ACCOMMODATION

The internal accommodation includes two reception rooms, kitchen, scullery, utility, rear lobby, garden room, ground floor bathroom and two first floor bedrooms.

OUTSIDE

The property occupies a slightly raised position with driveway providing off road parking and leading to the **Detached Garage** built in brick beneath a matching clay tile roof. In addition to the detached garage there is a further **store room** to the rear of the property. The rear garden is both private and fully enclosed being predominantly laid to lawn with a patio.

SERVICES

Mains services of water electricity and drainage are connected. Heating is provided by electric heaters. 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.

LOCATION

The quiet village of Hagworthingham is located on the southern fringe of the Lincolnshire Wolds, a designated 'Area of Outstanding Natural Beauty' famed for its gently rolling countryside and many miles of walking, riding and cycling routes.



There are a good range of local amenities to be found in the nearby towns of Horncastle and Spilsby, which are each approx. 6 miles away. The pretty inland spa village of Woodhall Spa is approx. 12 miles with its championship golf course, outdoor swimming pool, quaint Kinema in the Woods and various restaurants.

There are also many miles of un-spoilt sandy coastline to be found along the east coast.

GENERAL CONDITION

A specialist firm of Structural Engineers has inspected the property and undertaken a number of intrusive investigations. Temporary repair measures, such as propping and weather proofing works, have been undertaken by the current owner. In addition to a general scheme of improvement works, permanent repairs are required including underpinning and rebuilding the brick plinth to the front elevation wall. As the property is listed, works will need to be agreed and completed in consultation with the local conservation office department. A copy of the Structural Engineer's findings and recommendations can be provided.

INFORMAL TENDER PROCESS

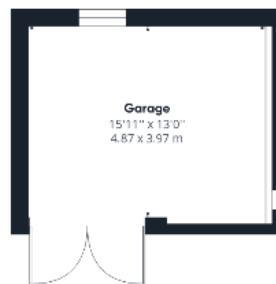
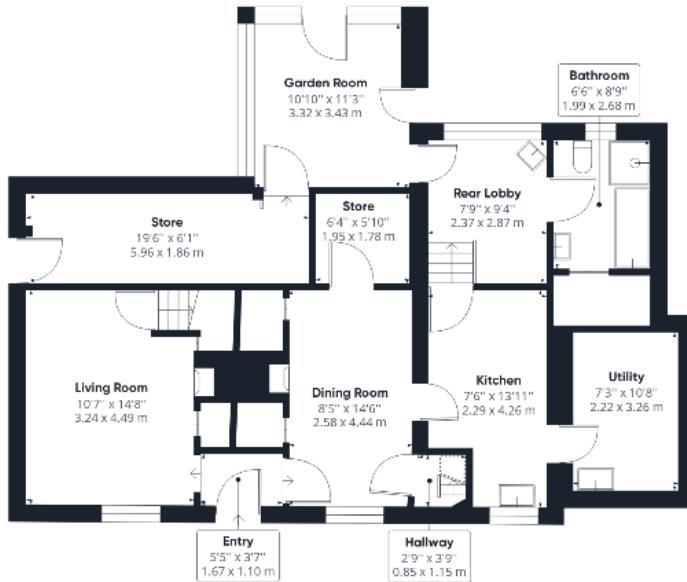
Offers are invited in writing on or before the tender deadline of 12 noon on the 22nd December 2023.

Please note the sellers reserve the right to accept an offer prior to the tender deadline, not to accept the highest nor any offer should they choose.

Upon acceptance of their offer the successful purchaser will have 28 days to undertake the usual due diligence process and exchange contracts.

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 18.10.2023



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