



The Old Post Office
Scamblesby. LNII 9XF

BELL



The Old Post Office is an exciting opportunity to acquire a substantial four-bedroom family home in the beautiful Lincolnshire Wolds village of Scamblesby.

Having undergone a scheme of renovations and updates by the current vendors, prospective purchasers now have the chance to complete works to suit their requirements, not least with planning permission granted for a two-storey extension to the rear and double garage (see East Lindsey District Planning, REF: N/149/01672/20).

The property benefits from a new Air Source Heating system, already installed, as part of the ongoing updates and enhancements; a dozen solar panels, and is fully insulated with underfloor heating system installed throughout the ground floor – with the exception of the former shop area for which the materials are already purchased and at the property. The Old Post Office is predominately double glazed, with the single glazed windows in the kitchen set to be replaced during the extension works. The original shop front is also single glazed. As such, the property boasts an EPC: C rating.

Currently, accommodation comprises an entrance/boot room, kitchen with a hybrid utility/pantry space, and two reception rooms to the ground floor; with four comfortable double bedrooms and two bathroom spaces to the first. The property is complete with off-road parking for multiple vehicles, and a generous rear garden space to be established.

Scamblesby lies within the designated National Landscape area of the Lincolnshire Wolds, with the well-served market towns of Louth and Horncastle in close proximity. The village is home to a Primary School; while the aforementioned towns provide a full range of education options and further services and amenities.



ACCOMMODATION

The property is entered to the rear, through uPVC double glazed French doors to the entrance hallway and boot room space. This leads to the kitchen. The kitchen provides modern storage units and breakfast bar space, with ovens, stove cooker and new wood effect flooring. Open, to the rear, is currently a utility and pantry space.

The front of the property is set with two large reception rooms, the first with two full-height windows to the front and a marble-columned fireplace, with wood effect flooring. The other reception room incorporates the former shop-front window, now a large, bright double bay with door to the centre. Wood effect flooring is ready to be laid.

The planning permission granted for the property replaces the utility/pantry space with a new dining room, open to the kitchen which continues through to a living room at the front of the property. The second reception room remains as is currently configured, while the boot room space becomes a utility and cloakroom.

A wood staircase with spindle and balustrade leads from the boot room to the first floor landing, accessing four double bedrooms - three of which enjoy tall windows to the front, looking East to the rolling hills beyond, behind which the sun rises in the morning. All four bedrooms are carpeted.

The fourth bedroom and the bath and shower rooms have obscured windows to the rear. The shower room is appointed with a cubicle, tile effect flooring, heated towel rail, low level W/C and a hand wash basin; the bathroom is set with a floor standing bath, heated towel rail, W/C and hand wash basin.

As per the extension planning, the current, central, staircase space becomes an access to the new master bedroom, with a dressing area and provision for an en suite bathroom (replacing the current bedroom four).

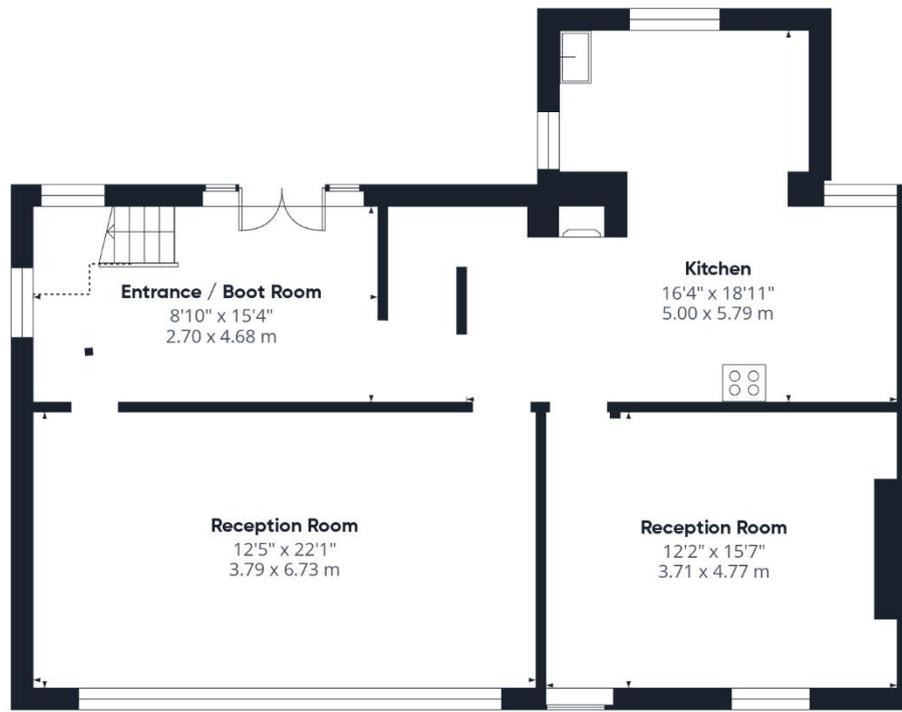
OUTSIDE

The property is accessed to the front, with lawn and concrete steps to the front. The drive - initially shared - leads from the side to the rear - where planning permission is in place for a detached double garage.

The property is currently set with lawned space to the rear, and a brick paved area adjacent to the back of the house. The boundaries are currently fenced to the sides and hedged to the rear.



Current Floorplan



Ground Floor

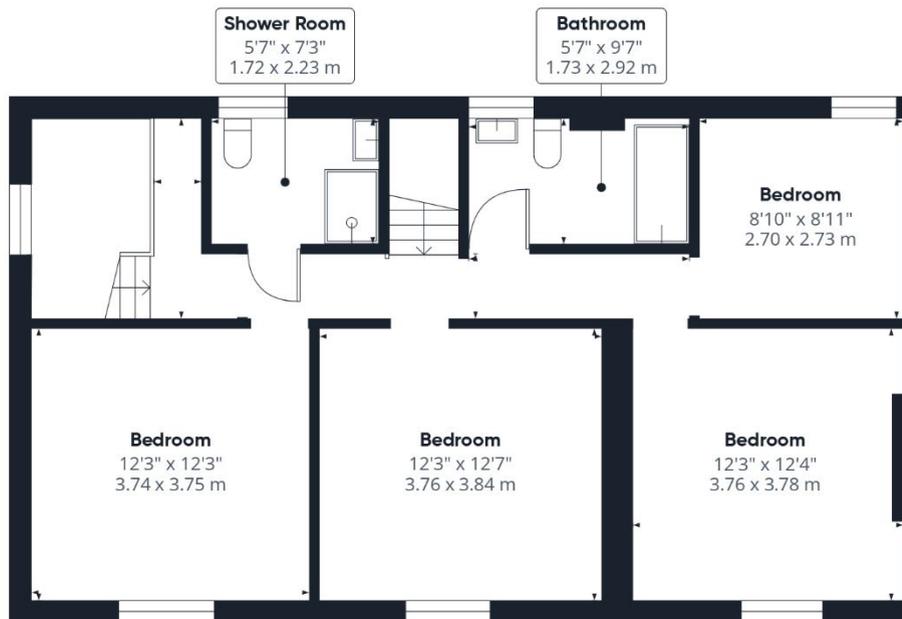
(All information regarding progress of works correct as of 3rd March 2026).

East Lindsey District Council – Tax band: TBC
ENERGY PERFORMANCE RATING: C
Air source heating

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 03.03.2026



Floor 1



(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

GIRAFFE360



WEST FACING ELEVATION



EAST FACING ELEVATION

Proposed Floorplan
An amendment to the position of the staircase has since been made



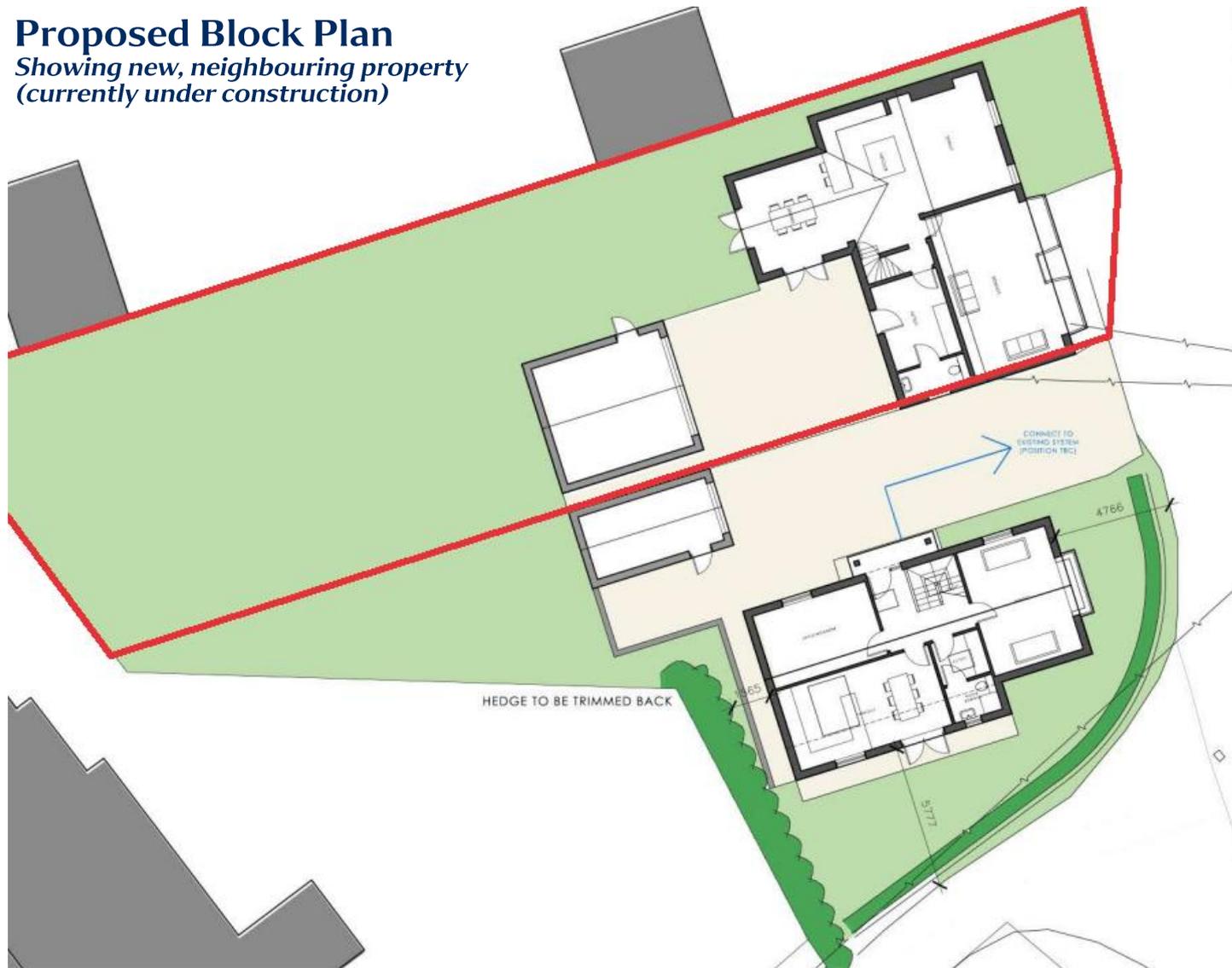
GROUND FLOOR



FIRST FLOOR

Proposed Block Plan

Showing new, neighbouring property (currently under construction)



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

