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PROPERTY
AWARDS

Gold Trusted Service Award 2023

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A black rectangular badge with the year '2023' at the top and five white stars below it. A gold ribbon banner across the bottom reads 'GOLD WINNER'.

ESTATE AGENT
IN HORNCastle



Coin House, 34 West Street, Horncastle, Lincolnshire. LN9 5JF

BELL



Coin House, 34 West Street, Horncastle

Coin House is a charming, three-bedroom cottage style property, believed to date from 1797, set to a link-detached arrangement on West Street, Horncastle.

Providing south-facing frontage, with large living room (once a sweet shop). The property includes dedicated off road parking space, a series of useful outbuildings and surprisingly large 'secret' garden, separated into two walled areas overall extending to 0.10 acres, all private to the rear; plus patio seating off the back door.

Further ground floor space provides dining room, breakfast kitchen and cloakroom; with two bedrooms and family bathroom to the first floor; bedroom and en suite W/C to the second. The outbuilding is currently part used as a laundry/utility area, part workshop area and part office area the outbuildings would suit a buyer requiring space to operate a small business or have home office space subject to the necessary consents.

ACCOMMODATION

The property is entered at the rear under a covered outside area with picket style fence and gate, ideal for sitting outside or a contained area for a pet.

Rear Lobby having a blue composite double glazed decorative leadwork entrance door, tiled floor. uPVC double glazed door to breakfast kitchen and wood door to:

Cloakroom with wood obscure single glazed window to the rear aspect; low level WC, wall mounted hand wash basin, tiled flooring.



Breakfast Kitchen having three wood single glazed windows to the side aspect; a good range of base units with resin sink and drainer inset to impressive solid Elm worktop with appropriate splash back tiling. Island unit with stool seating area, a further range of base units, built in hob and oven. Space and connection for under counter appliance and upright fridge-freezer, two radiators, exposed brickwork and structural timbers, ceiling lights and multiple power points. Principal staircase to the first floor with under stairs cupboard, tiled flooring. Door through to:

Dining Room having two wood single glazed windows to one side aspect and additional window to opposite side; exposed ceiling beams, radiator, telephone point, ceiling light, multiple power points. Open through archway with step down to:

Sitting Room having wood single glazed window to the front aspect with internal secondary glazing and door with obscure glazed fan panels to the front aspect. Wood burning stove on slate hearth with decorative ceramic tiled recess and slate surround, exposed timbers, feature brick wall, radiator, TV point, ceiling light and multiple power points. Staircase to the front landing.

First Floor

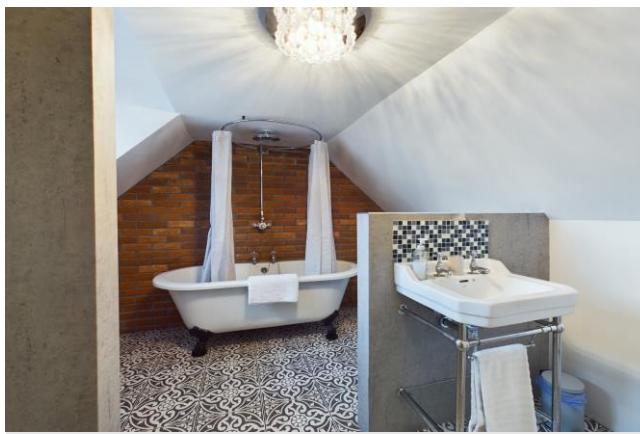
Gallery Landing having wood single glazed dormer window to the side aspect; spindle and balustrade gallery, exposed timbers, radiator and multiple power points. Doors through to bedroom 3 and to:

Bathroom having wood obscure single glazed dormer window to the side aspect; freestanding bath with central taps, wall mounted thermostatic shower mixer valve and monsoon shower head over bath with circular shower curtain rail above and low level WC. Part dividing walls, wash hand basin mounted over chrome supports, chrome heated towel rail, electric gold coloured towel rail, tiled flooring and appropriate splash back tiling. Part folding door to airing cupboard housing the Worcester combi boiler and linen shelving.

Bedroom 3 having wood single glazed dormer window to the side aspect; part sloping ceiling, exposed ceiling timbers and steel struts, radiator, access to loft space and multiple power points. Door to:

Front Landing with carpeted floor and ceiling light; staircase to bedroom 1 and door to:

Bedroom 2 having wood double glazed window to the front aspect; exposed timbers, cast iron fireplace with wood surround



and mantel over, curtain to wardrobe space with hanging rail and shelving, radiator, vaulted ceiling, access to loft space and multiple power points.

Bedroom 1 having wood double glazed window to the side aspect; spindle and balustrade gallery to stairs, exposed timbers, radiator, vaulted ceiling, access to loft space and multiple power points. Door to:

En-suite comprising low level WC, hand wash basin inset over storage unit, extractor fan, exposed timbers and Hyco electric water heater.

OUTSIDE

Immediately to the rear of the cottage is a covered area with translucent roof enclosed by picket style fence and gate with outside power points and outside tap. Beyond the covered area is a substantial brick and pantile outbuilding divided into three areas: a **Laundry / Utility Room** with quarry tiled floor, space and connection for washing machine, tumble dryer and freezer. A wood door leads to the **Workshop** with two windows to the side aspect, quarry tiled floor, power and light. Connected but entered externally via a solid wood door, is a **Home Office** space with insulated ceiling, window to the side aspect, power and light connected.

Vehicular access to the property is under the archway between 34 and 36, over a shared gravel driveway and turning area that leads via a pair of timber gates to the Carport with translucent roof and external power point set alongside the workshop with outside tap.

Beyond the carport is the first area of Walled Garden, predominantly laid to lawn with decking area and covered hot tub area with power point. A stepping stone pathway leads through the first walled garden to a wrought iron style gate that leads to the second walled garden. The second '**Secret**' Walled Garden, is a tranquil space with stepping stone pathway meandering through the lawn and mature beds either side.

East Lindsey District Council – Tax band:B
ENERGY PERFORMANCE RATING: 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 13.6.2024



34 West Street

Approximate Gross Internal Area
 Ground Floor = 60.2 sq m / 648 sq ft
 First Floor = 55.8 sq m / 601 sq ft
 Second Floor = 16.1 sq m / 173 sq ft
 Outbuilding = 35.4 sq m / 381 sq ft
 Total = 167.5 sq m / 1803 sq ft

DISCLAIMER

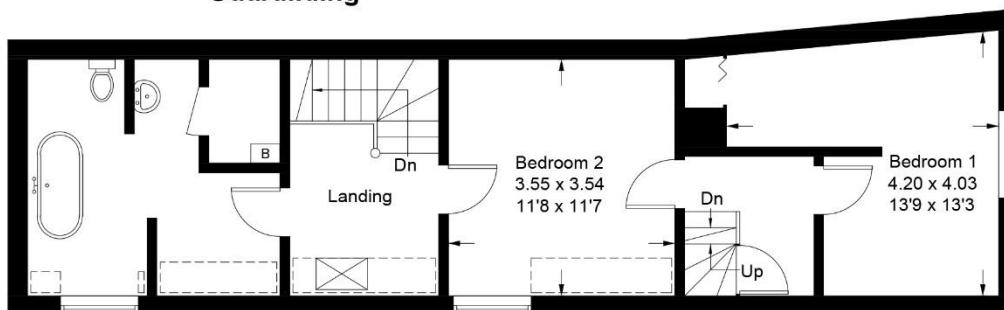
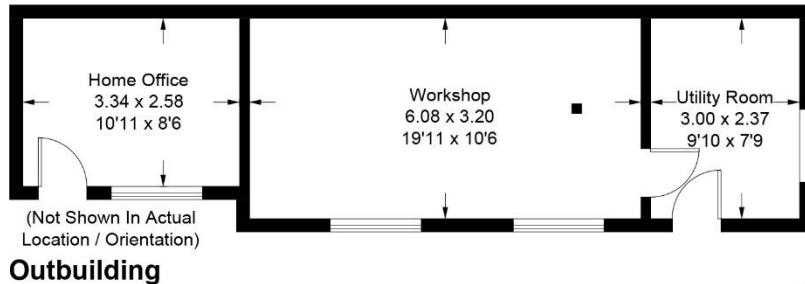
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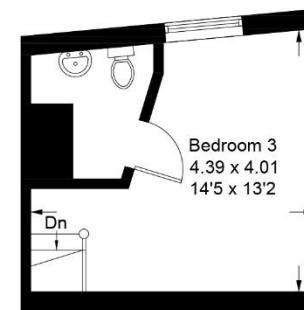
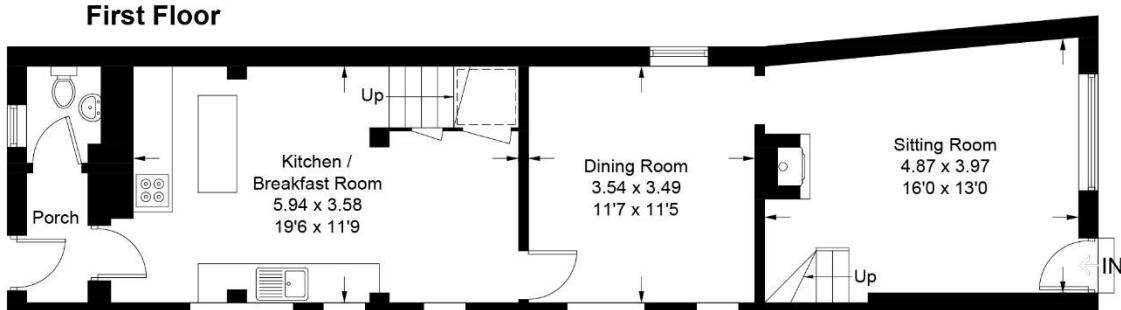
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- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.



= Reduced headroom below 1.5m / 5'0



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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