



Mythe Cottage & Old School House
53 Ashby Lane, Spilsby, Lincolnshire. PE23 5DW

BELL



Mythe Cottage & Old School House

Ashby Road, Spilsby

Mythe Cottage is a substantial, detached property with separate lounge, kitchen and dining spaces alongside a useful utility and downstairs shower room. With two bedrooms and bathroom to the first floor, the property enjoys a Southerly aspect and is within walking distance of the range of facilities in the market town of Spilsby, alongside public transport links to coastal Skegness; Boston, Alford, Horncastle and the city of Lincoln. The datestone on the property reads 1887.

Alongside the versatility of the property itself, further options for potential purchasers are presented with the **Old School House** (with the Franklin School name stone to the road-side face), a detached, single-story building with adjacent garage/workshop. With electric and water connected, *it has been indicated planning would be possible to create a separate dwelling (subject to all necessary consents)*. There is sufficient driveway space to accommodate two separate properties, and garden space to be divided as required.

Currently, the front is set to a large, low-maintenance gravel space, with gates through to hard standing and an open car-port / workshop area. Fenced off is the generous rear garden, laid to lawn and South facing.

ACCOMMODATION

Entrance Hallway having uPVC double glazed obscure side entrance door with windows alongside; carpeted floor, carpeted staircase to first floor, radiator and ceiling light. Doors to dining room and to:

Living Room having uPVC double glazed windows to front and side aspect; open fireplace with tiled stand and



brick surround, wood effect flooring, radiator, ceiling light and power points.

Dining Room having uPVC double glazed window to side aspect; open fireplace with brick surround, wood effect flooring, ceiling light and power points. Door to:

Breakfast Kitchen having uPVC double glazed window to side, patio obscure door to side aspect; a good range of storage units to base and wall levels, composite sink and drainer to roll edge worktop, Beko oven and hob beneath extractor. Tiled flooring, breakfast bar to dining space, radiator and ceiling light. Door to:

Utility having uPVC double glazed window to side, patio door to car port to rear aspect; roll edge worktop with storage units, space and connection for washing machine beneath. Tile effect flooring, wall mounted, gas fired boiler and ceiling light. Door to:

Shower Room having high level uPVC double glazed window to rear aspect; shower cubicle with tiled surround, wash hand basin to storage unit and low level WC. Radiator and ceiling light.

First Floor

Landing with uPVC double glazed obscure window to side aspect; built in airing cupboard, carpeted floor, radiator, ceiling light and power points. Doors to first floor accommodation.

Bedroom 2 with uPVC double glazed window to side aspect; carpeted floor, radiator, ceiling light and power points.

Bathroom having uPVC double glazed obscure window to side aspect; bath with tiled surround and shower over, wash hand basin to storage unit and low level WC. Vinyl flooring, radiator and ceiling light.

Bedroom 1 with uPVC double glazed windows to front and side aspect; carpeted floor, radiator, ceiling light and power points.





The Old School House

A detached, single storey building comprising: main room, with uPVC double glazed windows to front and side, door to side; lights to ceiling. Plastered and painted with multiple power points. Wood door to **Workshop/Garage** with double vehicle doors to front, patio doors to front and rear. To the rear is a fenced off, small garden space.

OUTSIDE

The property is approached up a wide driveway, laid to stone chippings and leading through double gates to further hard standing yard or seating space. There is a large covered carport / work space adjacent to the utility with door through.

Contained by railed fencing, to ensure a child and pet friendly, secure space with timber fenced boundaries to the sides and rear, is the lawned garden. Set with mature trees and beds, the garden faces south and as such enjoys sunlight throughout the day.

East Lindsey District Council – Tax band: B

ENERGY PERFORMANCE RATING: tbc

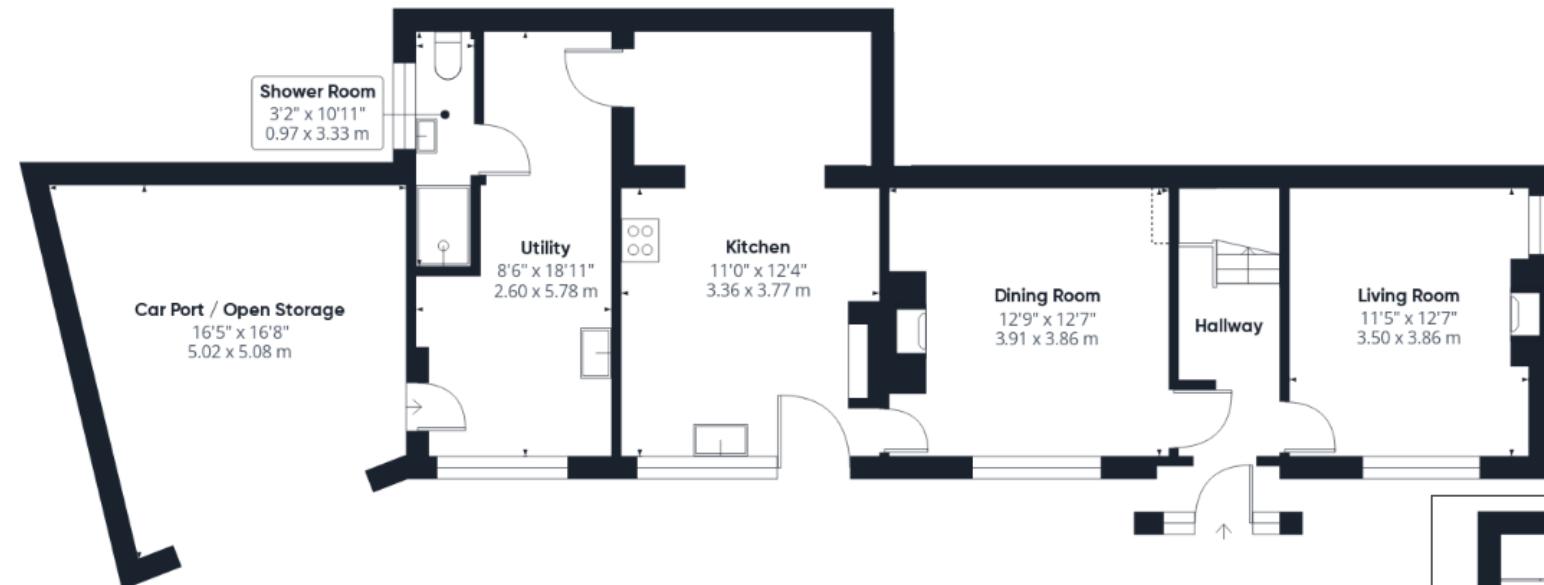
SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Horncastle Office

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DISCLAIMER

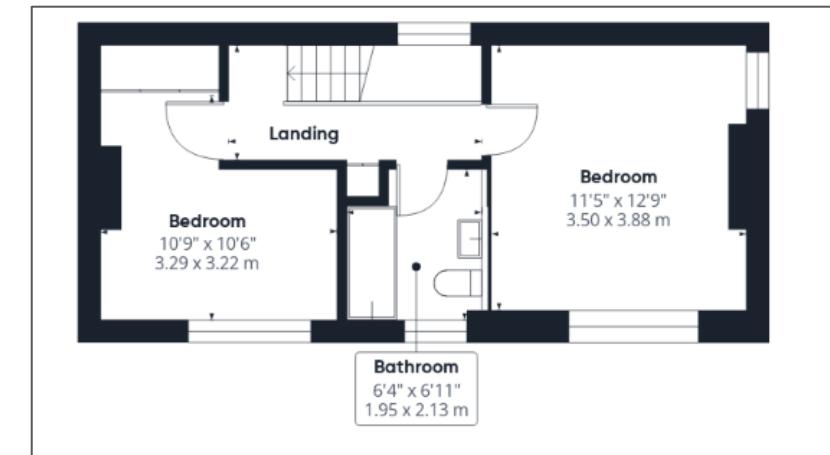
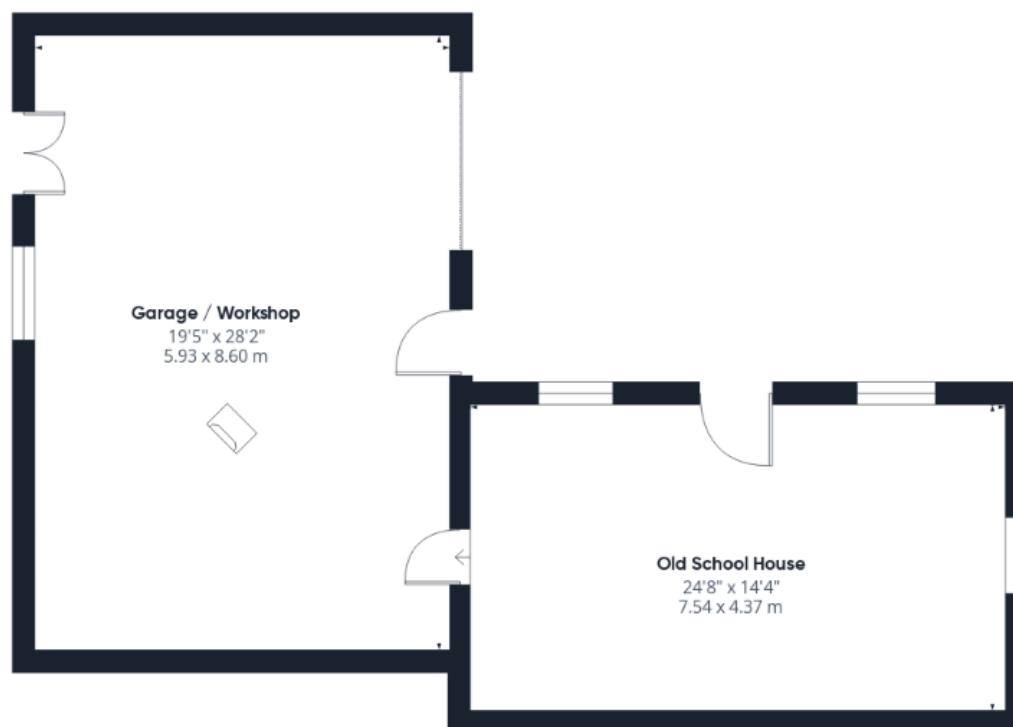
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Reduced headroom

..... 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



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