



BELL



HUNGRAM FARM COTTAGE, HUNGRAM LANE Baumber, Horncastle

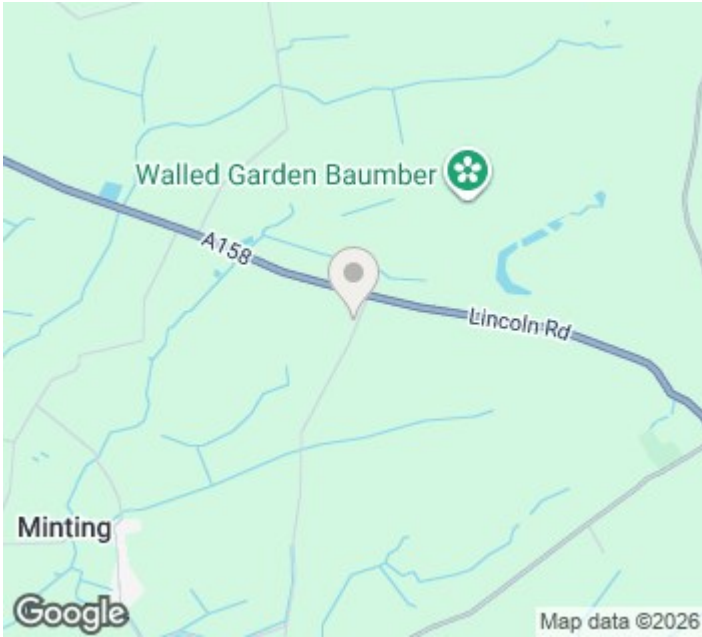
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£1,600 Per

- Detached three bedroom country home.
- Spacious kitchen/dining room with bi-fold doors.
- Underfloor heating throughout the ground floor.
- Electric gated private access.
- Principal bedroom with en-suite.
- Recently Refurbished to a high standard.
- South facing garden, patio and countryside outlook.
- Wood burning stove.
- Good mobile and 5G coverage.
- Peaceful rural position on the edge of the Lincolnshire Wolds National Landscape.



A beautifully presented, high-specification detached country home, set in a peaceful rural position on the outskirts of Baumber at the gateway to the Lincolnshire Wolds. Recently refurbished throughout, the property combines the character and space of a country home with modern, energy-efficient living. The house benefits from an air-source heat pump and underfloor heating, it is approached through electric gates, providing a private and secure setting with generous parking for several vehicles. To the rear, the principal garden, patio and kitchen/dining spaces all enjoy a desirable south-facing aspect and open rural outlook. The accommodation comprises Entrance hall with stairs rising to the first floor; comfortable sitting room with feature fireplace and wood-burning stove; spacious modern fitted kitchen with a large central island and breakfast bar, opening into a generous dining area. Bi-fold doors connect the kitchen and dining space directly to the south-facing patio, creating a light and attractive space. There is a separate utility room with in-built coat and boot storage and a large sink unit and downstairs cloakroom. Landing leading to three well-proportioned bedrooms, principal with en-suite shower, also a family bathroom. The property sits within generous garden, with the main garden and patio enjoying a south-facing aspect and countryside outlook. There is ample parking, additional covered storage and a well. Electric-gated access provides privacy and security. Occupying an attractive rural position close to the village of Baumber, within easy reach of the historic market towns of Horncastle, Louth and city of Lincoln. The surrounding Lincolnshire Wolds National Landscape offers excellent walking, cycling and countryside, while the Lincolnshire coast is also within comfortable driving distance. Despite its rural setting, the property benefits from good mobile phone coverage and strong 5G connectivity, making it well suited to home and hybrid working.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs	100+	
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Horncastle Lettings

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