



Farriers Lodge
Raithby, Spilsby, Lincolnshire. PE23 4DS

BELL



Farriers Lodge is a beautiful, two-bedroom, barn conversion located to an exceptional position with The Stables development adjacent to Raithby Hall. The property boasts views from the front to the Grade II listed parish church, and the Methodist chapel dated to 1779 – a Grade I listed property having been opened by the founder of Methodism, Josh Wesley, who described the village as an 'Earthly Paradise'.

The property is entered to the East side, with a long hallway stepping through to a dining room, with adjacent kitchen, and lounge with full-height windows to the front looking across to the Church. Two bedrooms, including a master with en suite shower room, and family bathroom are located to the first floor. There are high ceilings throughout.

The Stables development is laid out with properties circling gravelled courtyards, Farriers Lodge being first on the right. The property benefits from two dedicated parking spaces, adjacent to the house, within the gravelled courtyard, a patio garden with church view and an outside store.

Raithby is located on the bus route running from the city of Lincoln to the coast at Skegness, stopping at the nearby market towns of Spilsby and Horncastle, providing a conveniently-located range of services, amenities and schooling.

A viewing is highly recommended to appreciate the unique, historic setting of this Lincolnshire property.





ACCOMMODATION

Hallway with wood front entrance door, staircase up to first floor with built in under stairs storage space, tiled floor, ceiling light and power points. Wood glazed door flanked by full height windows to:

Dining Room with carpeted floor, ceiling light and power points. Steps up to lounge and open doorway to:

Kitchen having wood sash window with internal shutters to rear aspect; an excellent range of units including glazed display shelving, sink and drainer to roll edge worktop with space and connections for under counter appliances, Neff oven and grill, induction plate beneath extractor canopy. Tiled floor, ceiling light and power points.

Lounge having full height wood glazed double doors to patio to front, wood sash window to side aspect; electric fire to tile and wood surround, carpeted floor, electric heater, TV point, ceiling lights and power points.

Utility having window to side aspect; storage units to base and wall levels plus full height coat store and meter box, sink and drainer to roll edge worktop surface with space and connections for washing machine and dryer beneath. Carpeted floor, wall mounted electric heater and ceiling light. Door to:

Cloakroom with wood obscure glazed sash window with internal secondary glazing to side; pedestal wash hand basin, low level WC, carpeted floor, heated towel rail and ceiling light.

First Floor

Gallery Landing having wood sash window with internal secondary glazing to rear aspect; built in airing cupboard, loft access hatch and ceiling light. Doors to first floor accommodation.

Bedroom 2 having wood sash window with internal secondary glazing to side, skylight to rear aspect; built in, full-height wardrobe storage, carpeted floor, Mitsubishi heating / air conditioning unit, ceiling light and power points. Door to:





Bedroom 1 having wood sash windows with internal secondary glazing to front and side, skylight to front aspect; built in, full-height wardrobe storage, carpeted floor, Mitsubishi heating / air conditioning unit, ceiling light and power points. Door to:

En-suite Shower Room comprising; corner shower cubicle with Mira electric shower over, pedestal wash hand basin and low level WC. Vinyl flooring, tiles to half height to walls heated towel rail and ceiling light.

Bathroom having bath with shower attachment, pedestal wash hand basin and low level WC. Vinyl flooring, tiles to half height to walls, heated towel rail and ceiling light.

OUTSIDE

A gravelled approach leads to two dedicated parking spaces, with a paved path leading round to the front door. A five bar gate contains the paved patio garden, with walled and fenced sides, gravelled space and view of the Church tower.

Alongside the front door is access to a useful store / workshop space with lights and power connected.

THE AREA

Raithby is located on the bus route running from the city of Lincoln to the coast at Skegness, stopping at the nearby market towns of Spilsby and Horncastle, providing a conveniently-located range of services, amenities and schooling.

East Lindsey District Council – Tax band: C

ENERGY PERFORMANCE RATING: D

Electric storage heaters – Private drainage to treatment plant

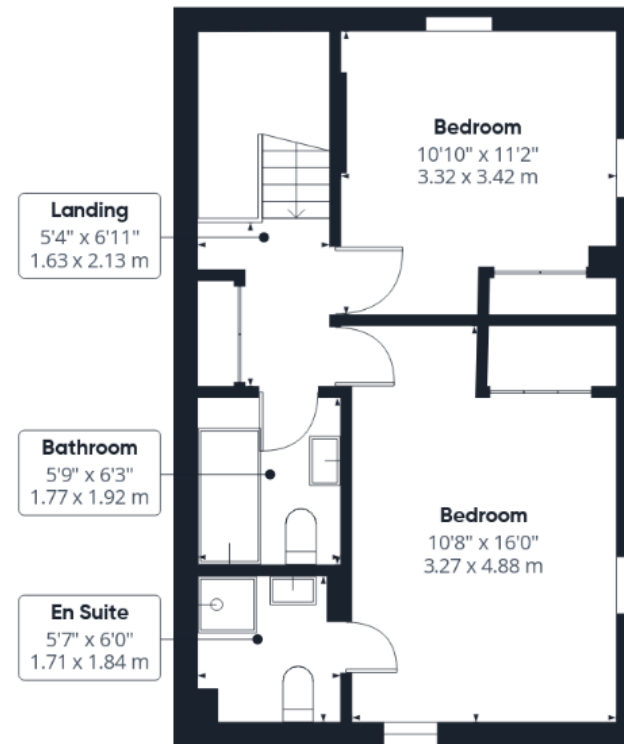
SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Horncastle Office
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 Tel: 01507 522222
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Brochure prepared 13.3.2026







(1) Excluding balconies and terraces

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

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