



Beech Holme
15 Queen Street, Horncastle, Lincolnshire. LN9 6BD







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15 Queen Street, Horncastle

15 Queen Street is a prominent, five-bedroom property located to a plot approaching a third of an acre (sts), to a central location in this Georgian market town. With an attractive, triple-storey frontage; with twin bay windows and facing West; the property enjoys views from the bedrooms across Horncastle, with the spire of St Mary's Church visible, and towards Langton Hill, behind which the sun sets.

Within walking distance are a full range of services, amenities and schooling, including the prestigious Queen Elizabeth's Grammar School, and public transport connections to the city of Lincoln and the East Coast.

The property is entered to the front, with a striking, tiled, entrance hallway leading to a versatile dining room and dual aspect lounge; stepping out to the rear patio. Ground floor accommodation continues with the breakfast kitchen, open to a front-facing snug; utility, cloakroom and rear porch. The first floor provides three bedrooms, including master with en suite, and the family bath and shower room; with two further bedrooms to the second floor.

Externally, there is off-road parking for multiple vehicles, attractive gardens with mature flower beds throughout and extensive patio seating space, and a brick outbuilding with workshop, store, potting shed and adjacent conservatory/garden room.





ACCOMMODATION

Entrance Hallway having front entrance door with window above, striking tiled floor, radiator and ceiling light. Doors to snug; dining room and rear hallway.

Dining Room with Wood sash bay window to front aspect; carpeted floor, radiator, ceiling light and power points. Door to:

Living Room having uPVC double glazed window to front, bay window to rear aspect; gas fired 'stove' to tiled surround, carpeted floor, radiator, TV point, ceiling light and power points.

Rear Hallway with wood effect flooring, tiles to half height to walls and ceiling light. Doors to further ground floor space including:

Utility having uPVC double glazed sash window to rear aspect; storage units to base and wall levels, Franke sink and drainer to roll edge wood effect worktop, space and connections for under counter washing machine, meat hooks to ceiling. Wood effect floor, radiator, ceiling light and power points.

Cloakroom comprising corner hand wash basin above storage unit, low level WC, wood effect flooring, radiator and ceiling light.

Rear Porch with uPVC double glazed window to rear, patio door to side aspect; wood effect flooring, wall mounted, gas fired Worcester boiler and ceiling light.

Kitchen having uPVC double glazed sash window to rear aspect; an excellent range of modern storage units to base and wall levels plus island, 1 1/2 bowl Franke sink and drainer to bevel edge worktop, space and connections for fridge-freezer, Neff double oven; hob beneath extractor canopy, integrated dishwasher. Bevel edge wood breakfast bar, ceiling spotlights and power points. Open to:

Snug with wood sash bay window to front aspect; fireplace with tiled surround, wood flooring, radiator, TV point, ceiling light and power points.





Up carpeted stairs with spindle and balustrade to:

First Floor – Landing across split levels with wood sash window to front aspect; carpeted floor, built in linen cupboard, ceiling lights and power points. Doors to first floor accommodation including:

Bedroom with wood sash window to front aspect; carpeted floor, radiator, ceiling light and power points.

Master Bedroom with wood sash window to front aspect; carpeted floor, radiator, ceiling light and power points. Door to:

En- suite Bathroom having uPVC double glazed obscure sash window to rear aspect; corner bath with tiled surround, separate walk-in shower with monsoon and regular heads over, wash hand basin to storage unit with bevel edge counter top and low level WC. Wood effect flooring, heated towel rail and ceiling lights.

Family Bathroom having wood obscure sash windows to side and rear aspects; bath with tiled surround, walk in shower cubicle with tiled surround, monsoon and regular heads , wash hand basin to storage unit and low level WC. Wood effect flooring, radiators, light to ceiling and wall.

Bedroom having uPVC double glazed sash window to rear aspect; built in storage space, carpeted floor, radiator, ceiling light and power points.



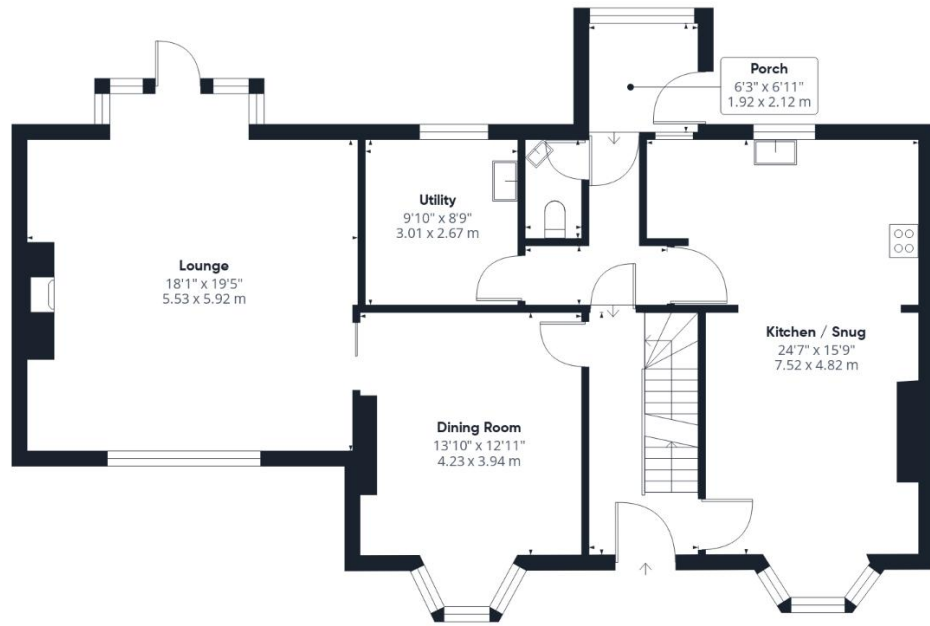
Up carpeted stairs with spindle and balustrade to:

Second Floor – Landing with carpeted floor, loft access hatch, ceiling light and power point. Doors to further bedrooms and shower room.

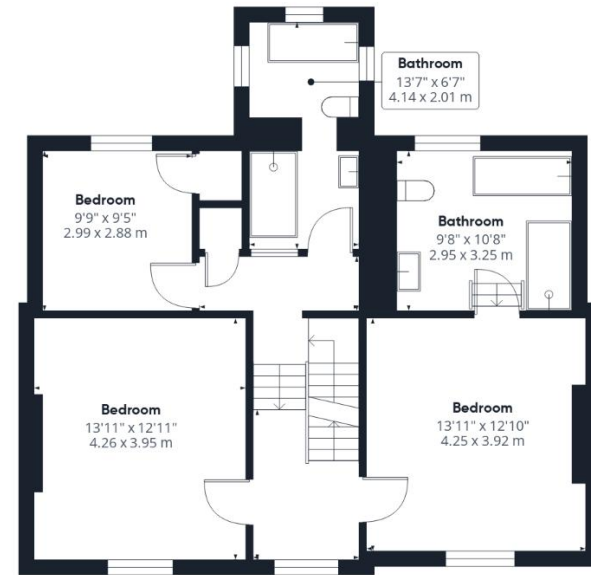
Bedroom with wood sash window to front aspect; carpeted floor, radiator, ceiling light and power points.

Shower Room with wood sash window to front aspect; shower with tiled surround, electric shower over, wash hand basin. Vinyl flooring, radiator and ceiling light.

Bedroom with wood sash window to front aspect; carpeted floor, radiator, ceiling light and power points.



Ground Floor Building 1

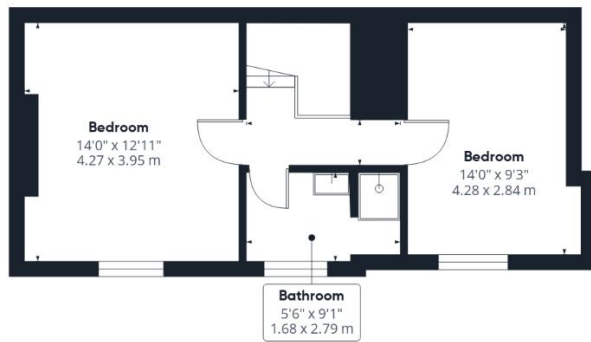


Floor 1 Building 1

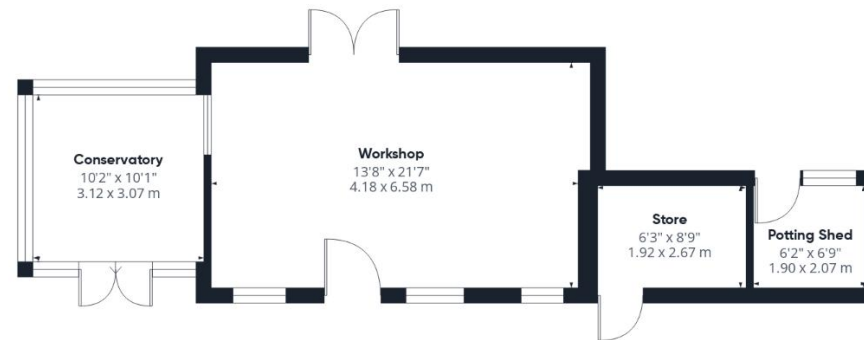
Approximate total area⁽¹⁾

2836 ft²

263.4 m²



Floor 2 Building 1



Ground Floor Building 2

(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.

GIRAFFE360



OUTSIDE

The property is approached from Queen Street up a private driveway to the side; laid to stone chippings and providing ample parking space for multiple vehicles. A personnel gate leads to the rear garden. On foot; the property is approached from Queen Street through a gate in the railed front fence; with paved approach and stone chippings alongside.

The garden is predominantly laid to lawn; leading across the rear of the property and down towards the East. With a considerable paved patio off the back of the property; the garden enjoys colourful, mature borders to all sides and a central bed complete with water feature. Mature trees offer privacy and shade whilst the majority of the garden catches the sun throughout the day. To the far corner stands a summerhouse with tiled frontage.

To the side of the rear garden stands a large brick outbuilding, providing a large workshop space with power and water connected, and a smaller fuel store. Off the side of the outbuilding is a double glazed conservatory; enjoying a view to three sides across the garden and towards the rear of the property.

Screened off from the rear of the garden, behind the outbidding, is a larger growers' plot with vegetable beds to lawned surround and a greenhouse, with access to a potting shed off the side of the outbuilding.

East Lindsey District Council – Tax band: D

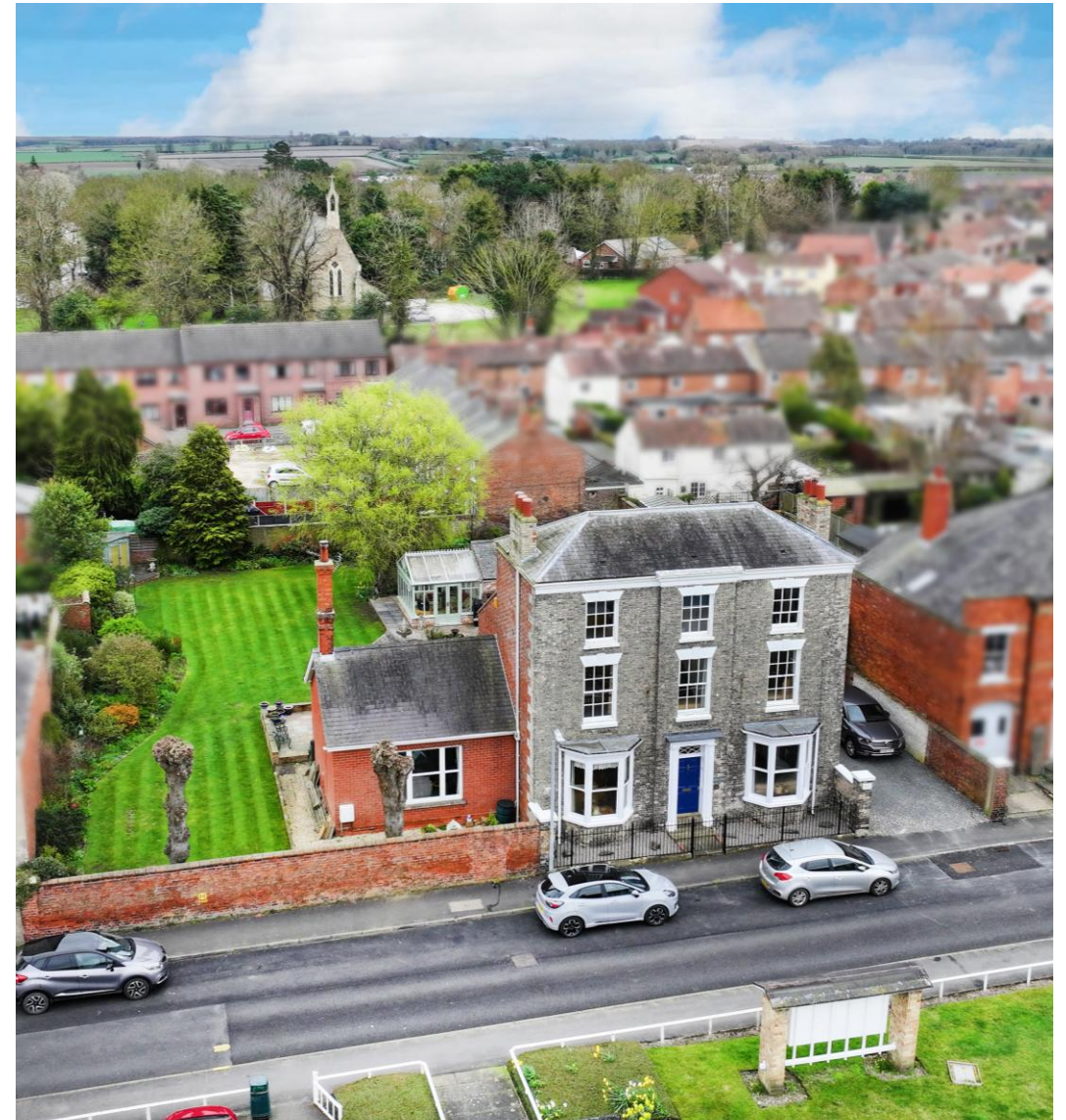
ENERGY PERFORMANCE RATING:

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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