



2 Vernons Cottages
Hemingby, Horncastle, Lincolnshire. LN9 5QF







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Hemingby, Horncastle

2 Vernons Cottages is a well-presented three-bedroom semi detached home situated to a village-edge position with generous garden and beautiful southerly view from the first floor. Occupying a plot across approx.0.25 acre (sts), the property provides a south-facing lounge, kitchen; dining room, bathroom to the ground floor; three bedrooms (two enjoying the view to the rear) to the first floor.

The property has a classic cottage feel, with oak doors throughout.

ACCOMMODATION

Dining Room having uPVC double glazed front entrance door, uPVC double glazed windows to front and side aspects; tiled floor, built in under stairs storage space, radiator, ceiling lights and power points. Open doorway to kitchen, door to:

Lounge having uPVC double glazed French doors to rear aspect; carpeted floor, brick and tile fireplace, radiator, ceiling light and power points.

Kitchen having uPVC double glazed window to rear aspect; modern storage units to base and wall levels, sink and drainer to roll edge wood effect worktop, Range cooker beneath extractor canopy, integrated fridge-freezer, washing machine and dishwasher. Tiled floor, ceiling lights and power points. Door to stairs and door to:

Bathroom having uPVC double glazed obscure window to rear aspect; bath with shower over, pedestal wash hand basin and low level WC. Tiles to walls and floor, heated towel rail and ceiling light.

Up carpeted stairs to:

First Floor Landing with carpeted floor and ceiling light. Doors to:





Bedroom 3 with uPVC double glazed window to side aspect; carpeted floor, radiator, ceiling light and power points.

Bedroom 1 having uPVC double glazed window to rear aspect; carpeted floor, built in wardrobe and storage space, radiator, ceiling light and power points.

Bedroom 2 having uPVC double glazed window to rear aspect; built in over stairs storage space, carpeted floor, radiator, ceiling light and power points.

OUTSIDE

The property is approached from Church Lane, with a vehicle right of way leading to the front, paved space.

The initial garden wraps around the side and rear of the property; being largely laid to lawn, with a brick Store, and mixed hedge and fencing to the boundaries. Separated off to the side is a further paddock / grassed space with post and wire fencing to the side and rear; while off the rear of the property is another garden space, lawned; with mature shrubs to the borders.

There is a useful brick **Store** adjacent to the side of the property, and a concrete **Outbuilding** to the paddock.

THE AREA

Hemingby, a vibrant village with a community spirit, is located just West of the designated Lincolnshire Wolds National Landscape area, and is within three miles of the well served Georgian market town of Horncastle. The town is home to the a full range of schooling, as well as supermarkets, doctors surgery, public transport links and more. The county city of Lincoln sits a 20 mile drive to the West; the Lincolnshire coastline 24 miles to the East.

East Lindsey District Council – Tax band: A

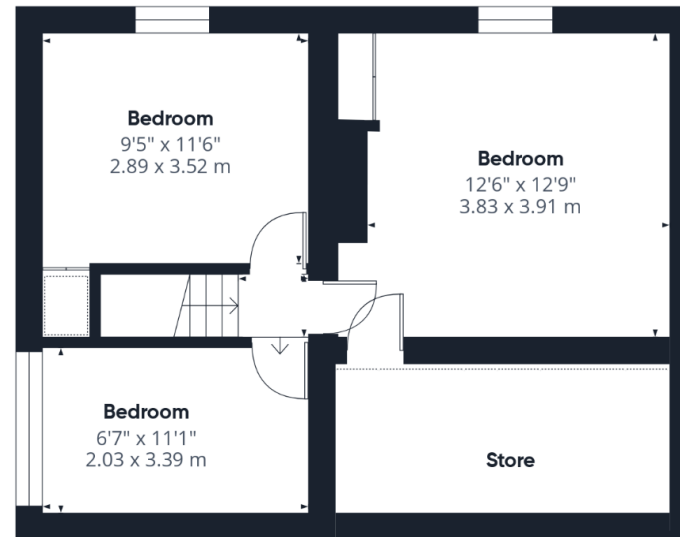
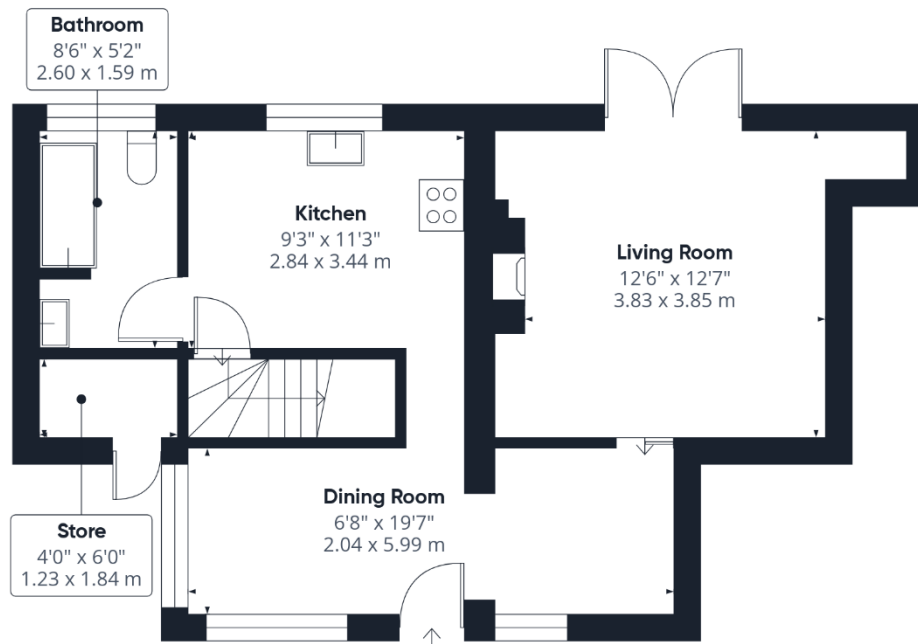
ENERGY PERFORMANCE RATING:: E – Oil fired central heating

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 15.5.2026







Approximate total area⁽¹⁾

879 ft²
81.6 m²

(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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