



Beck Cottage
Welton le Marsh, Spilsby. PE23 5TA







Beck Cottage Welton le Marsh

Beck Cottage is a versatile family home, located to a private, south-facing position with views across the neighbouring farm land. With versatility at the fore, the property offers a wealth of reception spaces, and a potential annex (with connections ready for a kitchen installation) – ideal for multigenerational living.

In all, the accommodation currently comprises: entrance hallway, leading to the annex and principle property; boot room, rear lounge / guest bedroom, front garden room (South-facing), breakfast kitchen, conservatory, dining room / guest bedroom to the ground floor; three bedrooms (inc. master with en suite) and family bathroom to the first & an annex comprising former kitchen, hallway, shower room and lounge/potential bedroom.

The property is situated on the fringes of Welton le Marsh, a village on the eastern edge of the designated National Landscape area of the Lincolnshire Wolds: rolling hills set to a patchwork of arable fields, home to numerous walks and beauty spots.



ACCOMMODATION

Entrance Hallway with uPVC double glazed French doors to front; patio door to rear aspect; vinyl flooring, carpeted staircase to first floor, ceiling light. Doors to annex and to:



Boot Room with uPVC double glazed obscure window to front aspect; vinyl flooring, radiator, ceiling lights. Doors to utility and to:

Lounge having uPVC double glazed windows to sides and French doors to rear aspect; carpeted floor, cylinder-gas-powered fire to corner stand, radiator, TV point, ceiling light and power points.

Utility having uPVC double glazed window to front aspect; storage units to base and wall levels plus pantry shelves, space and connections for American style fridge-freezer, under counter washing machine and dryer. Carpeted floor, ceiling lights and power points. Door to under stairs storage; open doorway to kitchen and wood glazed door to:

Garden Room having uPVC double glazed windows to side and front aspects; carpeted floor, radiator, wall lights and power point.

Kitchen having uPVC double glazed window to front aspect; modern units to base and wall levels including pull out pantry shelves and corner units, sink and drainer to roll edge worktop. Rangemaster cooker, floor standing Worcester boiler, carpeted floor, radiator, ceiling light and power points. Door to side lobby, open to:

Conservatory with uPVC double glazed windows to front, side and rear, French doors to side aspect; carpeted floor, radiator, wall light and power points.

Side Lobby with uPVC double glazed patio door to side aspect; carpeted floor and door to:

Dining Room having uPVC double glazed window to side aspect; fireplace with oak surround, carpeted floor, radiator, ceiling light and power points.

First Floor

Landing with uPVC double glazed window to front aspect; carpeted floor, radiator, wall and ceiling lights. Built in storage space, doors to bathroom and bedrooms including;





Bedroom / Dressing Room having uPVC double glazed window to side aspect; built in wardrobes and shelves, carpeted floor, radiator, ceiling light and power points.

Master Bedroom having uPVC double glazed windows to side and rear aspects; carpeted floor, radiator, ceiling light and power points. Door to:

En- suite Shower Room having shower cubicle with tiled surround, wash hand basin to storage unit and low level WC. Tiled floor, heated towel rail and ceiling light.

Bathroom having uPVC double glazed window to front aspect; bath with electric shower over and tiled surround, wash hand basin to storage unit and low level WC. Carpeted floor, radiator and ceiling light

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

ANNEX

Former Kitchen having uPVC double glazed windows to front and side aspects; Butlers sink to wood worktop with drainage furrows, storage units beneath, tiled floor, ceiling lights and power points. Doors to three storage spaces, connections for restoring appliances. Door to:

Hallway with uPVC double glazed window to side aspect; wood effect flooring, ceiling light. Doors to lounge / bedroom and to:

Shower Room having uPVC double glazed window to side aspect; shower cubicle with electric shower cubicle and tiled surround, wash hand basin to storage unit and low level WC. Wood effect flooring, built in storage unit and ceiling light.

Lounge / Bedroom having uPVC double glazed windows to front, rear and sliding doors to side aspect; brick fireplace with tiled stand, log burning stove inset, wood effect flooring, TV point, wall lights and power points.







(1) Excluding balconies and terraces

Approximate total area⁽¹⁾

2120 ft²
196.9 m²

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





OUTSIDE

The property is located down a private track, opening out to provide parking space for multiple vehicles at the front. A brick **Garage** and timber **Store** stands alongside the drive; plus adjacent are sleeper and brick edged, slate chipped flowerbeds.

The garden space is varied, with a large lawn at the rear, and paved plus timber decked seating spaces with off the back of the house, adjacent to stone chipped flower beds with range ornate flowers; shrubs and trees including established fruits colour the outside space.



East Lindsey District Council – Tax band: TBC

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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