



Christmas Cottage
Sausthorpe, Spilsby, Lincolnshire.

BELL





Christmas Cottage Sausthorpe

Christmas Cottage is a picturesque, Grade II listed (Entry No: 1147612) cottage occupying generous grounds to a south-facing, private position in Sausthorpe; looking south to the front with a view from the garden towards the spire of St Andrew's Church. An early 18th Century property with Victorian and other extensions, the property enjoys characterful features including fireplaces, beams and stained-glass doors. Accommodation comprises: two reception rooms, breakfast kitchen with pantry, and study to the ground floor; two bedrooms and bathroom to the first.

The property occupies a large plot with various garden spaces well-landscaped, and a number of outbuildings including a raised Summerhouse, workshops, stores and garaging to both driveways which approach from the rear. A viewing is highly recommended to appreciate this historic home and the attractive grounds and position it occupies.



ACCOMMODATION

Kitchen having wood side entrance door and window with internal secondary glazing to side; Butlers sink to storage unit with wood drainer alongside on tiled stand, Leisure Rangemaster 110 cooker, further storage units. Radiator, wall and ceiling lights and power points. Wood door to under stairs storage, staircase to front landing, doors to pantry and sitting room; open doorway to study.

Sitting Room having wood single glazed windows with internal secondary glazing to front and side aspects; brick and tile, shallow inglenook fireplace with log burning stove, alcove shelves and wood overmantle. Carpeted floor, radiator, ceiling light and power points. Door to:



Front Hallway with built in storage, carpeted stairs to first floor with under stairs storage and carpeted floor. Doors to:

Lounge having wood single glazed window with internal secondary glazing to front aspect; log burning stove to tiled stand with exposed brick surround, alcove with shelving and tiled stand, radiator, ceiling light and power points.

Study having wood windows with internal glazing to sides and rear aspects, French doors to side; brick and tile fireplace with electric "stove" inset, tiled floor, corner unit and power points.

Pantry having wood windows with internal secondary glazing to rear aspect; storage units to base and wall levels with space and connections under counter appliances. Wall mounted Worcester boiler, tiled floor and ceiling light.

First Floor

Front Landing with carpeted floor, ceiling light. Doors to:

Bedroom having wood slide closing window with internal secondary glazing to side aspect; carpeted floor, built in storage space, radiator, wall light and power points.

Bedroom having wood slide closing window with internal secondary glazing to side aspect; carpeted floor, radiator, light to former fireplace. Door to:

Rear Landing with carpeted floor, radiator, wall light fitting; carpeted stairs to kitchen, built in storage spaces. Door to:

Bathroom having wood single glazed window with secondary glazing to rear aspect; bath with shower attachment to tiled surround, pedestal wash hand basin and low level WC. Carpeted floor, wall lights.





OUTSIDE

The property is approached from Langton Road up a gravel driveway, which sweeps across the back accessing a shorter driveway, with **Garage and Workshop** off the side; and a longer drive with twin **Garaging** either side of an open car port at the end.

The mature gardens are set with a wealth of established flowerbeds, mature shrubs and trees including fruits; a filled-pond (now flowerbed) and open lawns. The front is set with a low serpentine wall containing further flowerbeds. Various seating spaces are interspersed throughout the garden.

There are further **Workshop** spaces, **Stores**, a **Summerhouse** at ground level and another elevated, timber **Summerhouse** which faces south, looking across the property and to the church spire beyond.

Accessed externally to the side is the **W/C** with space and connections for washing machine beneath the hand wash basin.

THE AREA

Sausthorpe is located on the fringe of the Lincolnshire Wolds (a designated National Landscape), with local walks available in abundance. The market town of Spilsby is just three miles away, with further services, amenities and schooling available in Horncastle (eight miles), Alford (nine) and at Skegness (12).



East Lindsey District Council – Tax band: D

ENERGY PERFORMANCE RATING: N/A (Listed building).

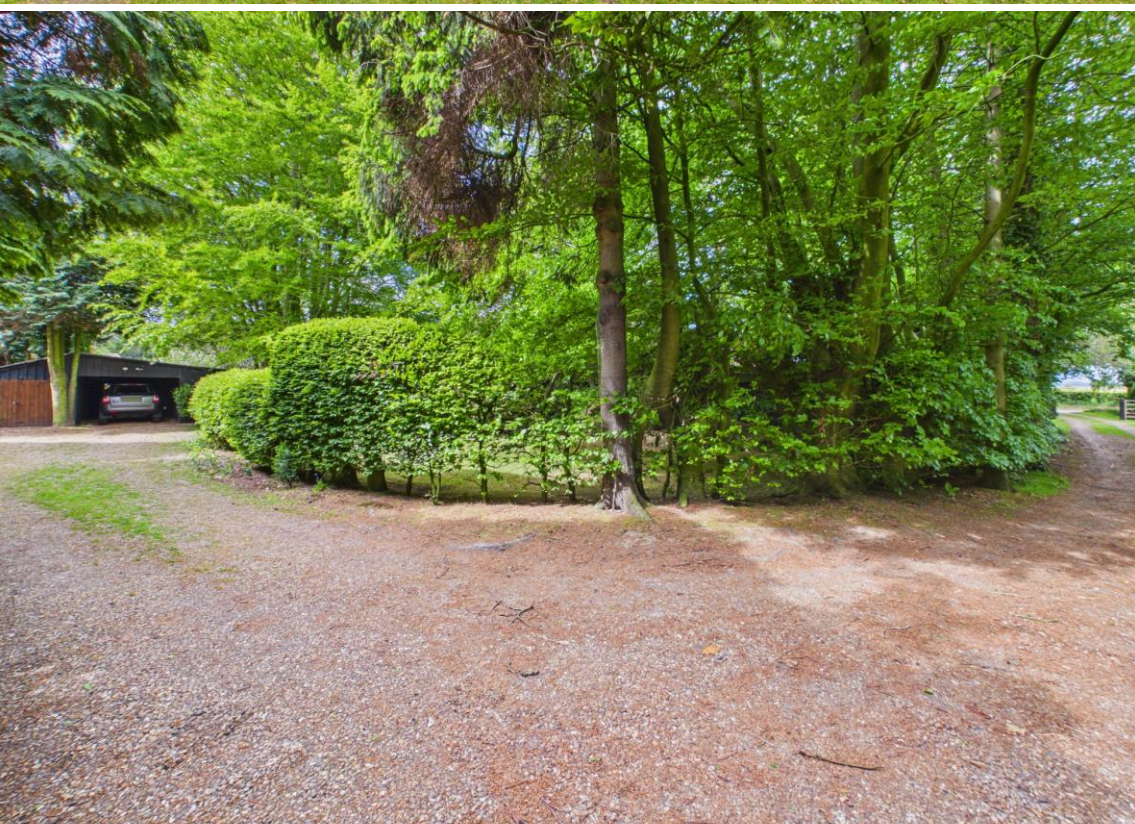
SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Horncastle Office

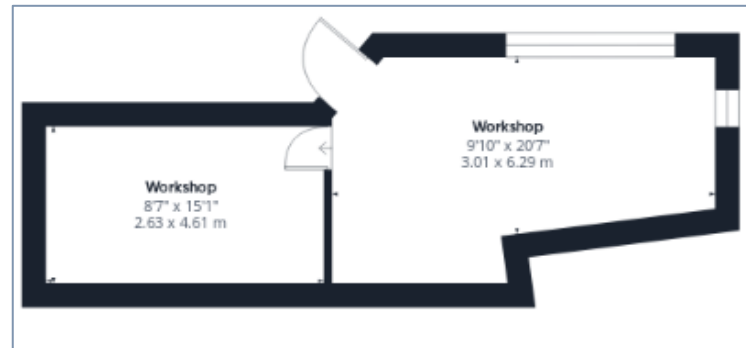
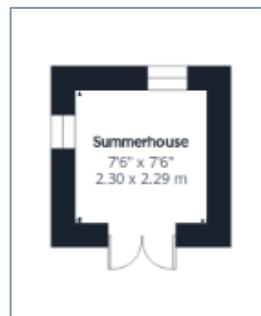
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 - All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.



HOUSE ONLY
Approximate Total Area
1402 ft²
130.3 m²
Reduced Headroom
190 ft²
17.7 m²

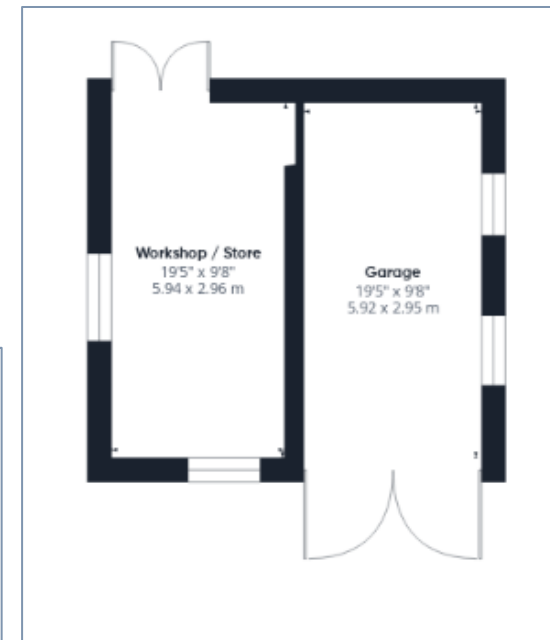
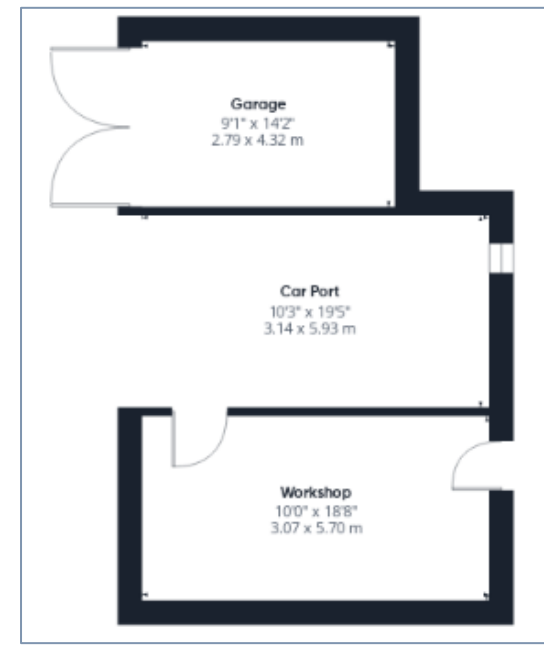
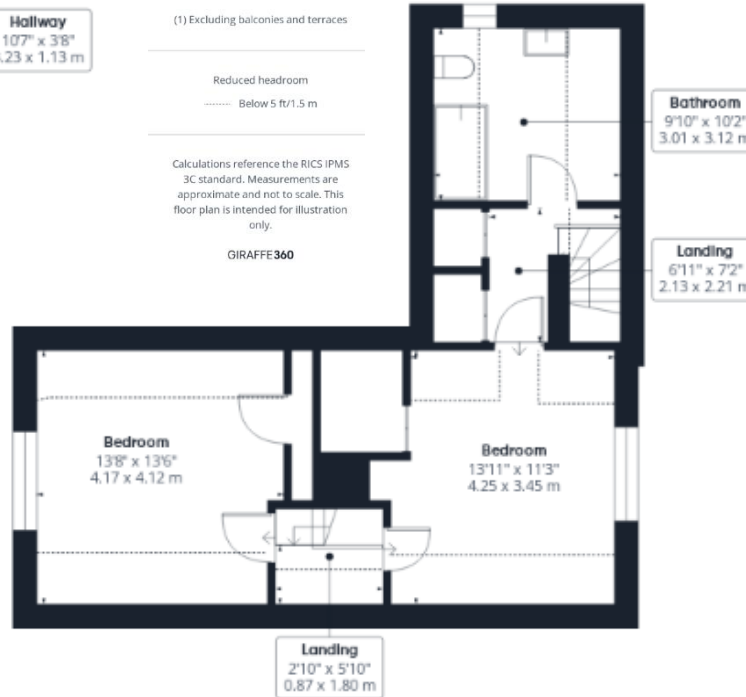
(1) Excluding balconies and terraces

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

ALL BUILDINGS SHOWN HERE
Approximate Total Area
2765 ft²
256.9 m²
Reduced Headroom
190 ft²
17.7 m²



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