



The Old Police House  
Baumber

**BELL**



# The Old Police House

## Baumber

The Old Police House is a three bedroom, detached property located to the Western edge of the village of Baumber. Requiring a scheme of updates, the property enjoys a South-facing position with views across paddock and arable farmland to the front and towards the village Church at the rear.

With patio space and further garden to a long strip off the side, the property also includes the grassed triangular space on the other side of the church access track.

Baumber is a convenient distance from the full range of services and amenities available in the Georgian market town of Horncastle; the village being on the bus route running from Skegness through Spilsby, Horncastle, Wragby and to Lincoln.

### ACCOMMODATION

**Entrance Hallway** having composite front entrance door, wood effect flooring, radiator ceiling light and power points. Doors to living room and to:

**Dining Room** having wood effect double glazed windows to front and side aspects; carpeted floor, brick and tile fireplace, ceiling light and power points.

**Living Room** having wood effect double glazed windows to front and side aspects; wood effect flooring, tiled fireplace with oak mantle, burner inset, TV point, ceiling light and power points. Door to:

**Kitchen & Utility** having uPVC double glazed windows to side and rear, door to side aspect; storage units to base and wall levels, sink and drainer to roll edge worktop, space and connections for under counter washing machine and further





appliance, plus upright fridge-freezer, electric oven and hob, further induction hob, Wall mounted gas fired boiler, carpeted floor, radiators, ceiling light and power points.

Up carpeted stairs to **First Floor Landing** with wood doors to storage space and doors to further accommodation including:

**Bathroom** having uPVC double glazed windows to side and rear aspect; bath with shower over (attachment to taps, with further electric shower not connected); tiled surround, Heritage wash hand basin and low level WC. Vinyl flooring, radiator and ceiling light.

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

**Bedroom** with uPVC double glazed window to front aspect; carpeted floor, radiator, ceiling lights and power points.

**Bedroom** with uPVC double glazed window to front aspect; carpeted floor, radiator and power points.

#### OUTSIDE

The property occupies a wide plot leading across the side of the (main) Lincoln Road, with garden space to a wedge shape on the eastern side, largely lawned with established evergreen, buddleia and more. To both the front and rear are paved patio seating spaces, while leading off the kitchen door is a small courtyard space, contained as to be ideal for pets, with a small brick and tile store. Gravelled parking space is situated to the rear off the church access track while on the opposite side is further outside space leading along the road, set to rough grass.

**East Lindsey District Council – Tax band:**

**ENERGY PERFORMANCE RATING:**  
LPG 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](mailto:horncastle@robert-bell.org);  
Website: <http://www.robert-bell.org>

Brochure prepared 30.4.2026





**DISCLAIMER**

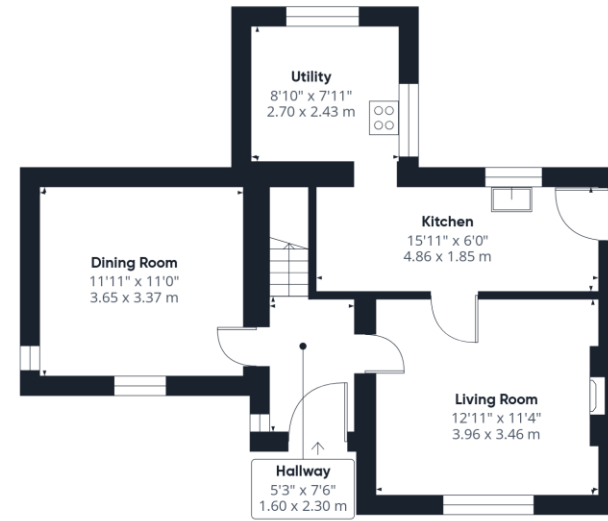
Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
- No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.
- 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.

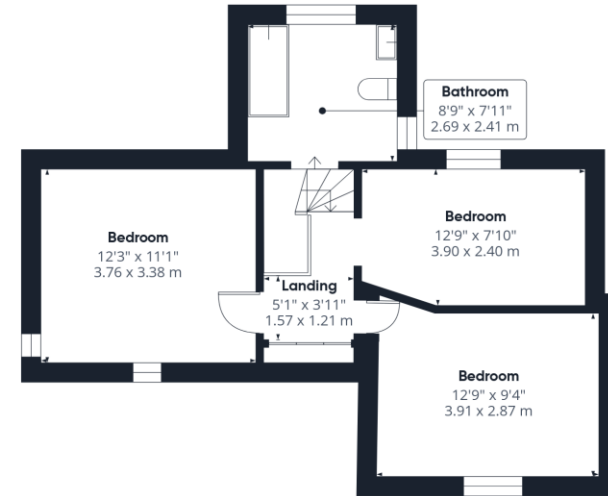


Old Bank Chambers, Horncastle. LN9 5HY  
 Tel: 01507 522222  
 Email: [horncastle@robert-bell.org](mailto:horncastle@robert-bell.org)

[www.robert-bell.org](http://www.robert-bell.org)



Ground Floor



Floor 1

