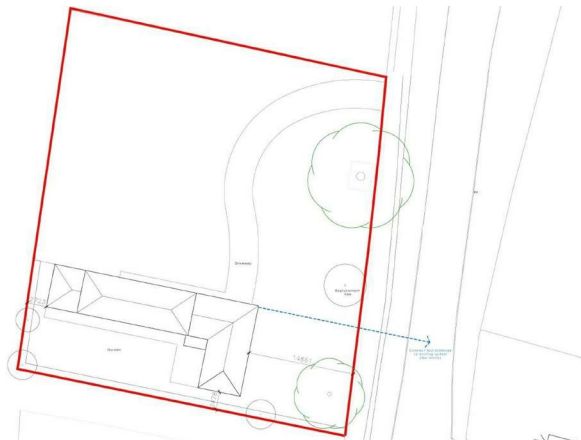




The Paddock, Main Street
West Ashby, Horncastle, Lincolnshire, LN9 5PT

BELL





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West Ashby, Horncastle, Lincolnshire, LN9 5PT

THIS LISTING ADVERTISES THE PROPERTY IN ITS CURRENT CONDITION - WITH A POTENTIAL PURCHASER RESPONSIBLE FOR THE REMAINDER OF THE PROJECT. FOR DETAILS, PLEASE CONTACT THE AGENT.

A rare and unique opportunity to acquire an architect designed new build property in the style of a barn conversion on a generous plot extending to over half an acre (sts). The four bedroom detached property with double garage, will be built by reputable local builders I J Building contractors Ltd, to an exceptionally high standard and specification. The property features double height ceiling entrance hallway with full height glazing flooding the hallway with natural light, feature staircase and gallery landing with light.

Full details of the planning are available on the East Lindsey planning website under application number S/201/00474/21. The accommodation as designed comprises; double height entrance hallway, cloakroom, sitting room, family room, living dining kitchen, rear lobby, utility room and bedroom 4/reception room 3 to the ground floor. Master bedroom suite with dressing room and en- suite bathroom, two further bedrooms and family bathroom to the first floor. There is also an integral double garage. The internal living space extending to 2,516ft² excluding the integral double garage.

The property location is on the fringe of the village of West Ashby and enjoys open rural views towards the Lincolnshire Wolds, a 'designated area of outstanding natural beauty'.

ACCOMMODATION



The Paddocks

Approximate Gross Internal Area
 Ground Floor = 189 sq m / 2034 sq ft
 First Floor = 74.9 sq m / 806 sq ft
 Total = 263.8 sq m / 2840 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

COUNCIL TAX: – Tax band: New Build

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 Sales office
Old Bank Chambers, Bull Ring, Horncastle LN9 5HY

Tel: 01507 522222

Email: horncastle@robert-bell.org

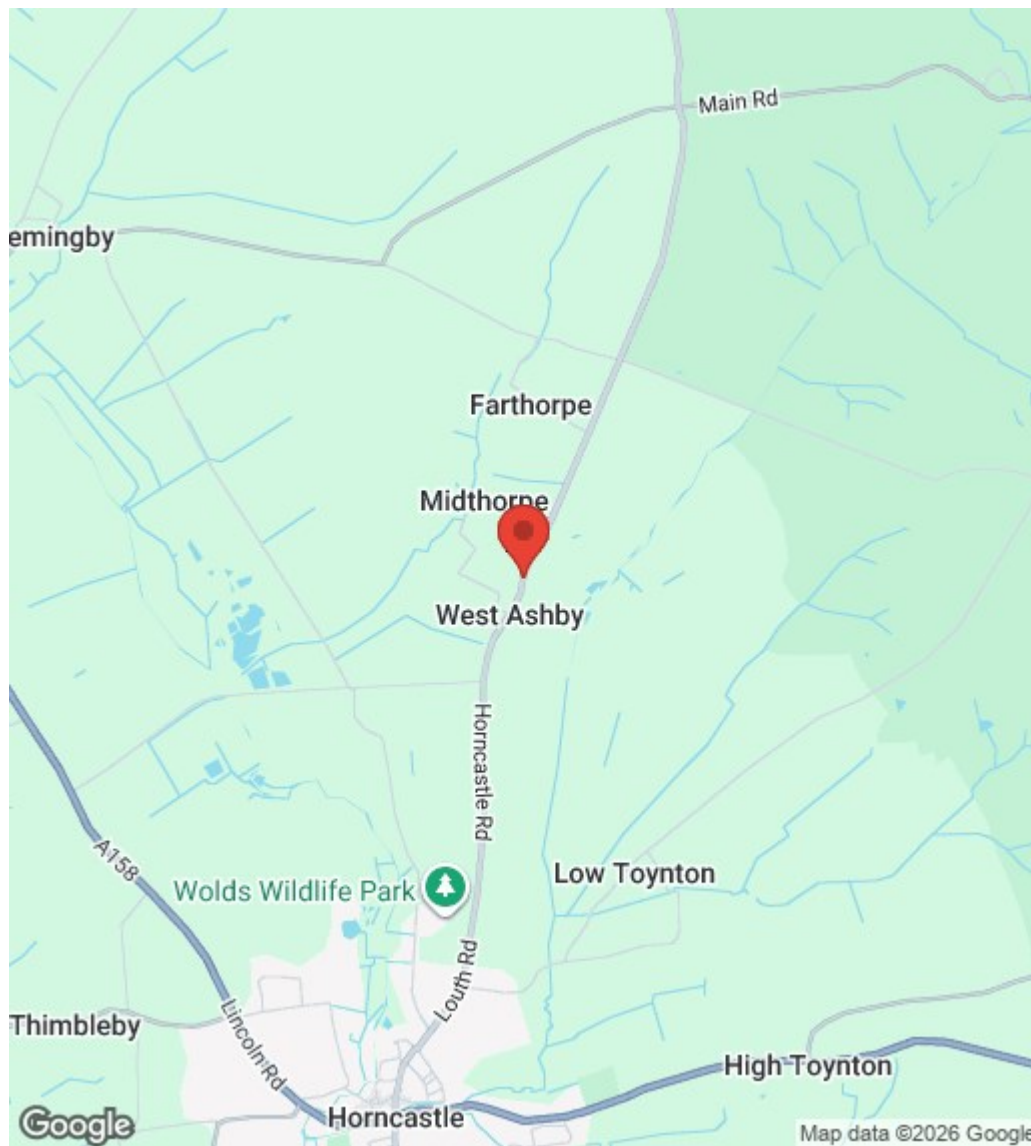
Website: www.robert-bell.org

Brochure prepared: 20th August 2026

DISCLAIMER

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- 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;
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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.



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