



Hopp House, Back Lane

Old Bolingbroke, PE23 4EU

BELL



Hopp House is an attractive, 4/5 bedroom family home enjoying a pleasant position in the historic village of Old Bolingbroke - requiring a scheme of updating. With a large, dual aspect Lounge and similar Breakfast Kitchen, the property continues with a generous Dining Room plus ground floor Utility, Cloakroom and Garage. Above are four bedrooms, including Master with En Suite and Bedroom Two with Shower cubicle; the second floor then provides a versatile bedroom or office space and further bathroom.

Externally, the property enjoys lawned gardens to the front and rear: the latter South-facing and ideal for children and pets, being fully secure.

Home to the ruins of Bolingbroke Castle, birthplace of King Henry IV, Old Bolingbroke sits in a picturesque valley between surrounding hills offering beautiful countryside walks. The well serviced market town of Spilsby lies three miles away, with the larger towns of Horncastle, Boston and Skegness all within convenient distance.

ACCOMMODATION

Hallway

With wood obscured and coloured glazed door to front, sash window to front. Lights to ceiling, wood flooring, radiator. Multiple power points. Wood doors to ground floor accommodation and storage space.

Lounge

Having wood double glazed sash window to front, French doors to rear. Lights to walls, wood flooring, radiators, multiple power points. Ornate fireplace with tiled stand and oak surround.



Dining Room

With wood double glazed French doors to rear, lights to walls. Radiator, multiple power points, wood flooring.

Breakfast Kitchen

Having wood double glazed sash window to front and window to rear, lights to ceiling. Storage units to base and wall levels, sink and drainer to tiled worktop. Electric cooker beneath extractor, multiple power points, wood flooring, radiator. Open doorway to utility space, wood door to rear lobby.

Utility

With light to ceiling, sink and drainer to roll edge worktops above storage unit and space for washing machine. Tiled flooring.

Cloakroom

Having wood double glazed obscured window to rear, light to ceiling. Radiator, low level wc, pedestal sink, wood flooring.

Bedroom 1

With wood double glazed window to side, light to ceiling. Carpet, radiator, multiple power points. Wood doors to storage spaces and en suite.

En Suite

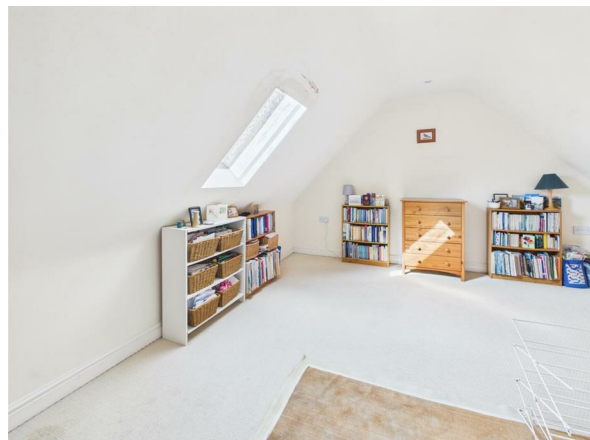
Having wood double glazed obscured window to rear, lights to ceiling. Low level wc, pedestal sink, shower cubicle with tiled surround. Radiator, wood flooring.

Bedroom 4

Having wood double glazed sash window to front, light to ceiling. Carpet, radiator, multiple power points. Wood door to storage space.

Bedroom 3

With wood double glazed sash window to front, light to ceiling. Radiator, carpet, multiple power points.





Bathroom

With wood double glazed obscured window to rear, light to ceiling. Low level wc, pedestal sink, bath with tiled surround and shower attachment. Wood flooring, radiator. Tiles to half height to walls.

Bedroom 2

Having skylight to rear, lights to ceiling. Radiator, carpet, multiple power points. Shower cubicle on entrance with mosaic tile surround. Wood door to W/C.

Bedroom 5 / Office (Second Floor)

With skylight to rear, lights to ceiling. Carpet, radiator, multiple power points.

Bathroom (Second Floor)

Having skylight to rear, lights to ceiling. Low level wc, pedestal sink, free standing bath on ball and claw feet with column tap and shower over. Wood flooring, radiator. Wood door to storage space.

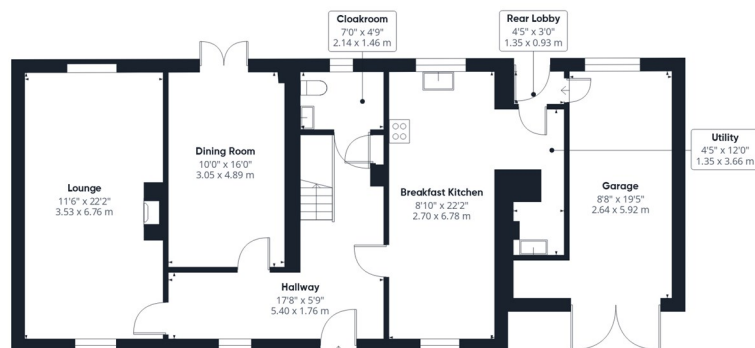
Outside

The property is approached up a gravelled driveway, providing off road parking space and leading to the garage. To the front is a lawned garden with brick path flanked by mature beds; an established tree and low level hedged boundary.

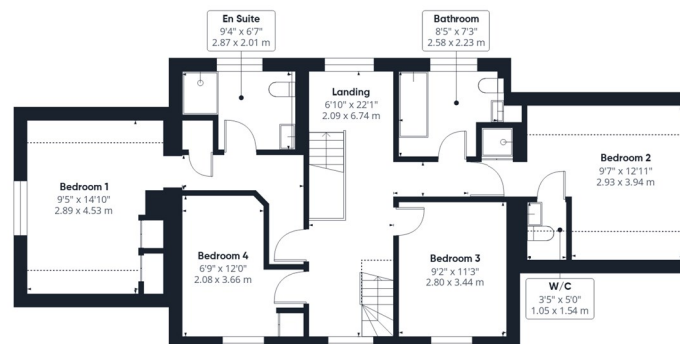
The South-facing rear garden is lawned, with a paved patio area off the French doors; boundaries being hedged and fenced to ensure a child and pet friendly, secure space.

Garage

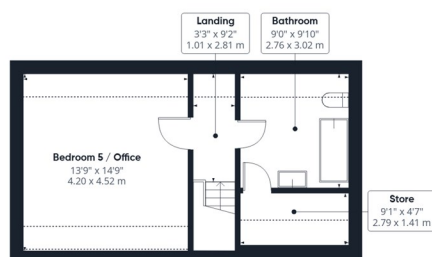
With wood double doors to front, window to rear. Light to ceiling, oil fired boiler, multiple power points.



Ground Floor



Floor 1



Floor 2

Approximate total areaⁿ

2339 ft²

217.6 m²

Reduced headroom

205 ft²

19.1 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



COUNCIL TAX: – Tax band: E

ENERGY PERFORMANCE RATING: D

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
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