



BRITISH
PROPERTY
AWARDS

2024



GOLD WINNER

ESTATE AGENT
IN HORNCASTLE



The Cottage
Mumby Road, Huttoft, Lincolnshire. LN13 9RF

BELL



The Cottage

Mumby Road, Huttoft

The Cottage is a beautiful three-bedroom property, enjoying varied gardens and a stunning rural view to the rear, providing versatile, spacious accommodation away from the road. The property has undergone comprehensive refurbishment, to combine the comforts of modern living with charming, characterful features of old.

Looking across arable farmland to the East, the property includes a pair of reception spaces to the front, dining room open to kitchen, utility, boot room / store and Sun Room looking out to the rear. With three bedrooms plus well-appointed bath and shower room to the rear; the property is complete with a large timber workshop, and summer house/ external bar area to the rear. Dedicated off road parking space is available to the front, with varied garden spaces to the front and rear.

ACCOMMODATION

Entrance Porch with wood single glazed door, tiled floor, wall light. Wood single glazed door to:

Hallway with tiled floor, carpeted staircase to first floor; doors through to living room and to:

Snug having uPVC double glazed window to front aspect; log burning stove set to exposed brick surround with oak mantle and tile hearth, wood effect flooring, radiator, ceiling light and power points.

Living Room with uPVC double glazed window to front aspect; built in storage space, radiator, ceiling spotlights and power points. Door to:





Dining Kitchen having uPVC double glazed window to front and rear aspects; a good range of storage units to base and wall levels, ceramic Butler style sink to bevel edge worktop, electric Aga and upright American style fridge-freezer. Tiled flooring, power points and ceiling spotlights.

Utility having uPVC double glazed window to rear aspect; roll edge worktop with space and connections for washing machine, tiled floor and ceiling light.

Cloakroom with low level WC, wash hand basin inset to roll edge counter top; wood effect flooring and ceiling light.

Garden Room having uPVC double glazed French doors to rear, windows alongside; log burning stove set to tiled hearth, wood effect flooring, radiator, ceiling light and power points. Door to lean to Boot Room / Store

First Floor

Gallery Landing with carpeted floor, loft access hatch, wood shelving to walls, ceiling light and power points. Wood doors to first floor accommodation

Bathroom having uPVC double glazed window to front aspect; Free standing bath on ball and claw feet, shower cubicle with monsoon head over, tiled surround and low level WC. Tile effect floor, heated towel rail and ceiling light.

Bedroom with uPVC double glazed window to front aspect; wood effect flooring, radiator, ceiling light and power points.

Bedroom with uPVC double glazed window to front aspect; wood effect flooring, radiator, ceiling light and power points.

Bedroom with uPVC double glazed window to side aspect; wood effect flooring, radiator, wall light fitting and power points.





OUTSIDE

The property is approached to the front from Mumby Road, with off road parking space for two vehicles. A timber gate leads to the child and pet friendly, secure front garden with a brick paved path flanked by laurel hedging that leads to the front door. The garden is laid to lawn with mature trees, shrubs and flowers throughout, a small pond and paved patio seating space; plus a timber **Summerhouse** with power to the corner. Set to the front is a large timber framed **Workshop** with power, a considerable, versatile space with access back to the drive.

The rear garden, equally well-secured, looks out to the arable farmland which extends beyond the rear of The Cottage. With a brick-edged pond, gravelled and paved seating space to the centre, the rear is also home to vegetable and herb gardens, and a generous timber framed **Summer House / Bar**, insulated and with power.

THE AREA

The quaint village of Huttoft includes, a primary school, church and convenience store, and is within the catchment area of the well-regarded Alford Grammar School. There is easy access to the beach and Huttoft car terrace.

NOTE: It is the agents understanding that alterations have been carried out to the property without building regulations consent. An indemnity policy against issues arising from this will be made available for prospective purchasers during the conveyancing process.

East Lindsey District Council – Tax band: C

ENERGY PEFORMANCE RATING: E

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

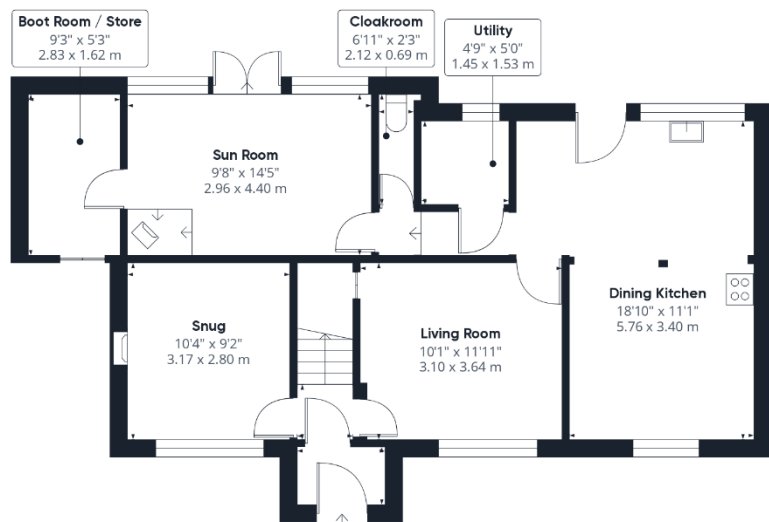
Old Bank Chambers, Horncastle. LN9 5HY

Tel: 01507 522222

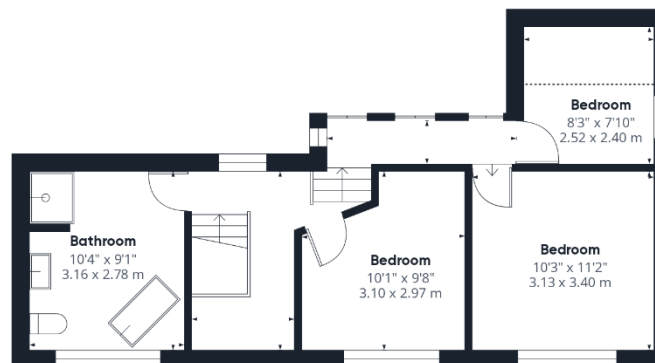
Email: horncastle@robert-bell.org;

Website: <http://www.robert-bell.org>

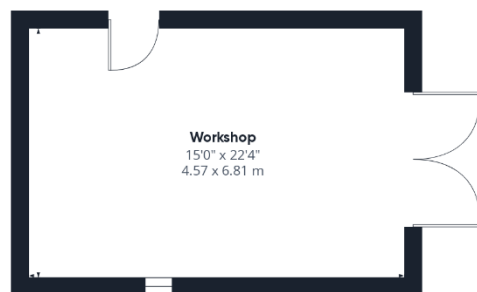




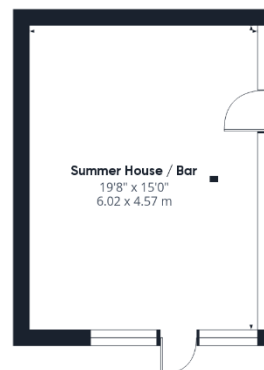
Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3



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.

Approximate total area⁽¹⁾

1843.22 ft²

171.24 m²

Reduced headroom

26.35 ft²

2.45 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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

www.robert-bell.org

