



## Ryehill Cottage

Belchford, Lincolnshire Wolds LN9 6LJ

**M A S O N S**

EST. 1850

# Ryehill Cottage, Belchford, Lincolnshire Wolds, Horncastle, LN9 6LJ

01507 350500

Formerly known as Little Ryehill Farm, this individual detached cottage stands centrally in the sought-after Lincolnshire Wolds village of Belchford, and just a few short paces from the highly-regarded Bluebell Inn and restaurant. The character accommodation includes 3 reception rooms a farmhouse style kitchen, 3 double bedrooms, with dressing room to the master, a ground floor bathroom and first floor shower room. Attractive gardens, large, gravelled parking and turning area, modern double-glazed windows and central heating system. For Sale with NO CHAIN.





















## Directions

From Louth take the Horncastle Road and at the staggered crossroads junction by the Louth bypass, cross the road and carry straight on along the A153 towards Horncastle.

Follow the road for several miles and a short distance after passing the entrance to Cadwell Park on the left, take the next left turning along the Bluestone Heath Road.

Follow the road for some miles, go past the first right turning to Scamblesby and take the second right turning to Belchford. Follow the lane down the hill and then through the centre of the village, passing the Bluebell Inn. Ryehill Cottage will then be found immediately on your left.

## The Property

Believed to date back to the 1800s, having brick-faced walls and a pitched timber roof covered in concrete interlocking tiles with the flat sections of roof recently being replaced with Dunlop rubber covering.

In the vendor's ownership, the property has had all new uPVC double-glazed windows installed, together with a new oil-fired central heating system which is powered by an 18 month old boiler. A newly installed driveway gives access to the parking at the rear and west facing garden which has all new timber feather-edged fencing to perimeters.

**Accommodation** (Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale)

## Hallway

Accessed via part-glazed uPVC door, window to front and staircase leading to first floor. Timber beams to ceiling and useful understairs storage cupboard, carpeted flooring and having an opening through to rear hallway giving access to kitchen and lounge. Window to side and having timber beams to ceiling and tile-effect vinyl cushion flooring.

## Kitchen

A smart farmhouse style kitchen having a range of base and wall units finished in ivory with roll top, wood-effect work surfaces, single bowl stainless steel sink and mono mixer tap. Stoves free-standing electric cooker, fitted chimney hood to wall, chimney breast alcove with further cupboards and space for free-standing fridge. Timber beams to ceiling, window and fully glazed door leading into the conservatory. Tile-effect vinyl cushion flooring. Door off to useful pantry with fitted shelving and window to front, also housing the electric consumer unit and meters.

## Conservatory

Fully glazed walls with fixed panels below with door leading onto rear garden. Polycarbonate roof covering and attractive tiling to floors with a

superb west-facing aspect onto the rear garden.

## Lounge

A superb cosy reception room having a feature Inglenook style fireplace, brick pillars and timber mantelpiece, tiled hearth and inset multi-fuel burner. Window to side and carpeted flooring.

## Sitting Room or Dining Room

Situated at the rear having window to side and chimney breast with alcove, currently used as a decorative feature. Beams to ceiling and carpeted flooring.

## Utility Room

With Mermaid panelling to walls, window to front, fitted work bench having space below for washing machine. Tile-effect vinyl cushion flooring.

## Ground Floor Bathroom

Having panelled bath with Mira electric shower unit over, folding shower screen to side, Mermaid type panelling to walls, vanity unit with wash hand basin and mirrored cupboard above. Low-level WC, extractor fan to wall, frosted glass window to rear and tile-effect vinyl cushion flooring.

## First Floor Landing

Having loft hatch to roof space, window to side, carpeted flooring.

**Bedroom 1**

A generous double bedroom with alcove to side, ideal for wardrobe. Windows to two aspects creating a bright and airy feel. Timber beams to ceiling and carpeted flooring.

**Bedroom 2**

A further generous double bedroom with built-in cupboards to side fitted with shelving, ideal for laundry. Carpeted flooring and window to side.

**Dressing Room**

A spacious dressing room which could potentially be used as a fourth bedroom with opening to end providing access to the third bedroom. Ample space for a dressing table, window to side, carpeted flooring and opening to side into:

**Bedroom 3**

An excellent cosy double bedroom with vaulted ceilings and timber beams, windows to two aspects and having grey carpeted flooring.

**Shower Room**

With low-level WC, vanity unit with wash hand basin and storage cupboards below, tile-effect vinyl cushion flooring and frosted glass window to side.

To the far side is an enclosed shower cubicle with folding door, Triton electric shower unit and Mermaid type panelling to wet areas.

**Outside**

Accessed via a gravel drive down the side of the property leading to the ample parking area for multiple vehicles, oil storage tank situated to the rear. Main garden laid predominantly to lawn having newly installed fence to boundaries with a good range of mature shrubs and bushes, smart planted raised borders with timber sleepers and an excellent paved patio area adjacent the conservatory, ideal for al fresco dining and barbecues, having a westerly aspect. Outside tap and electric power point with lighting provided. A new timber garden shed was built in the corner of the garden in 2023.

**Location**

Ryehill Cottage is situated on the Viking Way in the highly sought-after Wolds village of Belchford, in an 'area of outstanding natural beauty' with rolling countryside, excellent walks and bridleways. The village's history dates back to Roman and Viking times. The Grade II Listed parish church of St. Peter and St. Paul was originally built before 1153 but the current structure was built in 1781 with later additions. Just a few paces away from the property is the Blue Bell Inn with restaurant, which is highly regarded in the local area. Belchford retains a sense of community and hosts a number of country events including tractor shows and flower festivals with regular activities such as table tennis, keep fit and a mothers and toddlers

club. There are free school buses for both the local junior school in nearby Tetford and the senior schools of Horncastle including the Queen Elizabeth Grammar, rated as 'Outstanding' by Ofsted. The village is approximately 4 miles north of Horncastle, a market town providing a range of shops, recreational facilities and schools – the town being particularly well-known for its many antique and bric-a-brac shops. There are market towns in Louth, Spilsby and Market Rasen and the main regional business centres are in Lincoln, Grimsby and Boston.

**Viewing:** Strictly by prior appointment through the selling agent.

**General Information**

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets are included unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage. We are advised that the property is connected to mains electricity, water and drainage but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band D. Please note EPC carried out before refurbishment.

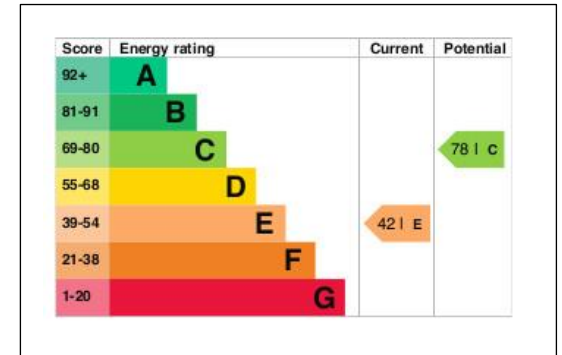
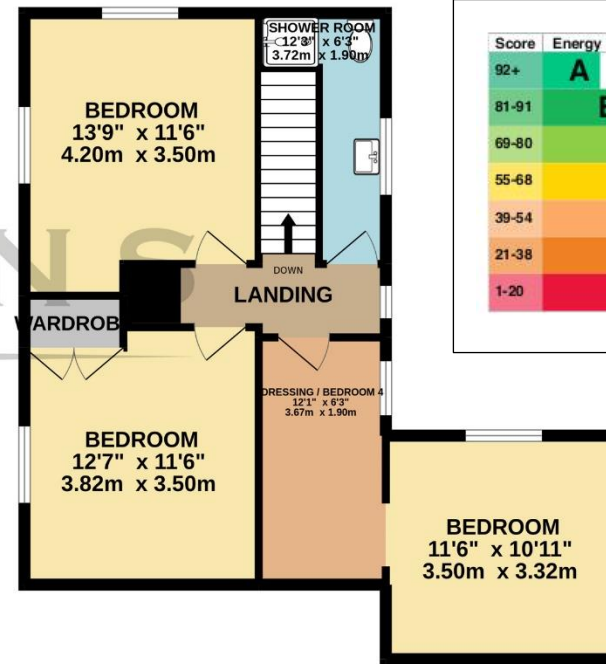
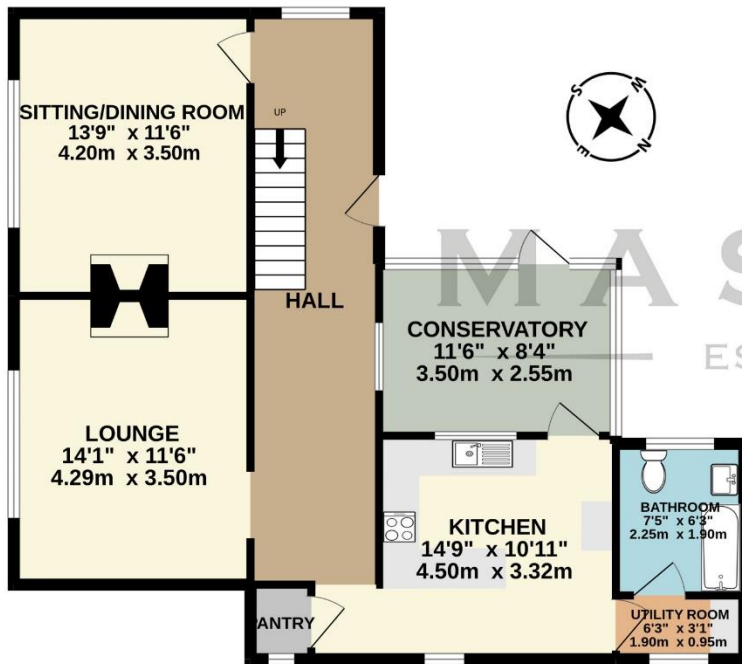
*Floor Plans and EPC Graph (NB A PDF of the full Energy Performance Certificate can be emailed on request)*

GROUND FLOOR  
789 sq.ft. (73.3 sq.m.) approx.

TOTAL FLOOR AREA : 1399 sq.ft. (130.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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1ST FLOOR  
610 sq.ft. (56.7 sq.m.) approx.



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**MASONS**  
EST. 1850