



Rural and  
Equestrian



Bumblebee Barn  
Horsington LN10 5EX

**MASONS**  
— EST. 1850 —

This substantial single storey barn conversion has been carried out to an excellent standard and provides versatile accommodation combining the character of the original building with a contemporary and efficient interior, all positioned in gardens and land extending to approximately 2.5 acres (subject to survey). The main area provides 4-double bedroom accommodation and there is a self-contained one-bedroom annexe.



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### Directions

From Louth take the A153 road and travel across the Wolds to Horncastle. Upon arriving in Horncastle, proceed to the traffic lights and turn right onto the A158 road. Carry straight on at the next set of traffic lights and then take the left turn onto the B1190 leading to Thimbleby and Horsington beyond. Follow the road through Thimbleby village and then continue for several miles to Horsington. Travel through the initial S-bend and at the end of the next straight (Main Street), look for the turning on the left, take this and branch left along the driveway which leads to Bumblebee Barn.

### The Property

Believed to date back to Victorian times, this impressive barn conversion has been created by the transformation of a farmyard range of outbuildings in a U-shaped configuration, facing south and overlooking the grounds which are positioned mainly on the south side. The building has brick-faced principal walls which have been insulated internally to create an efficient home and the roof structures are of timber construction and have been re-covered in clay pantiles. The property now has uPVC double-glazed windows and external doors which are finished in black externally, complementing the style of building, whilst the internal finish is in white. The main accommodation has an oil-fired central heating system supplemented by two multi-fuel stoves and electric underfloor heating to the dining kitchen. The annexe has its own independent electric heating system and would be ideal for visiting guests, an elderly relative, extended family or as a base to work from home.

The interior has been well designed and features an open plan family room and well-fitted dining kitchen, a spacious lounge and four nicely proportioned double bedrooms, the master having an ensuite shower room and ensuite dressing room with extensive wardrobes. There is a modern family bathroom, utility room and cloakroom/WC off the entrance and inner hallways.

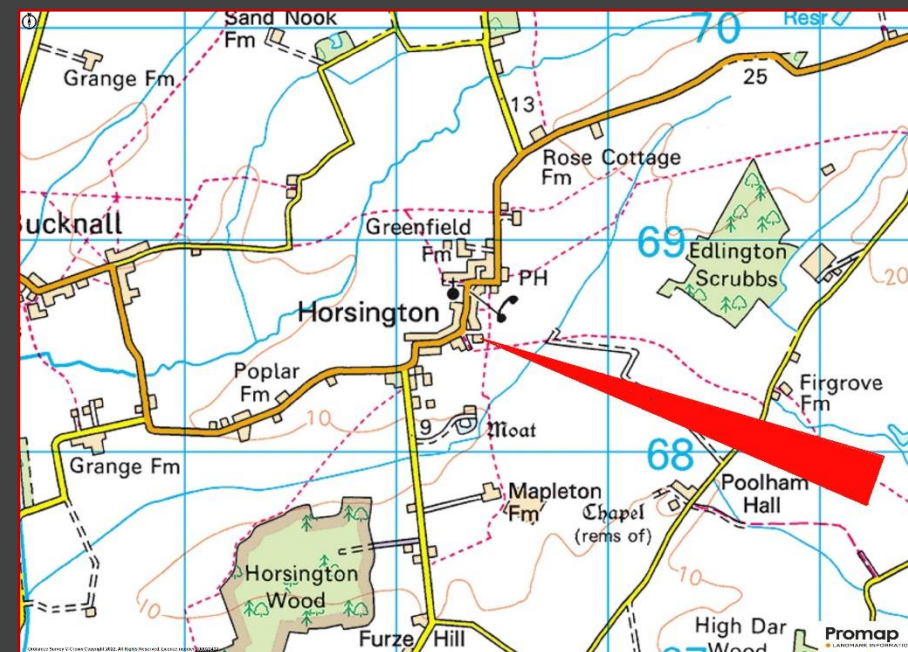
The grounds total approximately 2.5 acres (subject to survey) providing potential to create garden areas, equestrian paddocks, hobby farm, horticultural interests, etc, subject to planning permission and any covenants affecting the property. There is now an established courtyard contained by the three wings of the property and a brick wall with pillars and railings retaining the outlook and forming a secluded south facing sun trap. A gated driveway leads across the rear of the property to a gravel parking area and there is a second gated driveway to a large hardstanding area in front of the property, which is an ideal base for outbuildings if required, (also subject to planning permission and any covenants). At present, the design of the property incorporates an integral garage with workshop area and a useful store.

### Location

Positioned just 4 miles north of the popular former spa town of Woodhall Spa and 6 miles from Horncastle market town, Horsington is a rural village which is also well placed for commuting to and from

Lincoln (17 miles). There is a primary school in the village of Bucknall and the Queen Elizabeth Grammar School in Horncastle has an excellent reputation. Woodhall Spa has a choice of everything from supermarkets, coffee shops, butchers, newsagents, hardware stores, antique shops, restaurants, hotels and bed and breakfasts, hairdressers and clothing retailers. It also has a chemist, a tiny shoe shop, and the unique cinema - the Kinema in the Woods. The golf club features the world-famous Hotchkin course – consistently ranked in the top 50 courses in the world. The Golf Hotel is a magnificent building, as is the Petwood Hotel on the outskirts of Woodhall Spa - steeped in British history, having once formed the home to 617 Squadron – The Dambusters.

Horncastle dates back to Roman times and is now well known for the many antique and bric-a-brac shops. There are weekly markets and monthly Farmers' Markets.













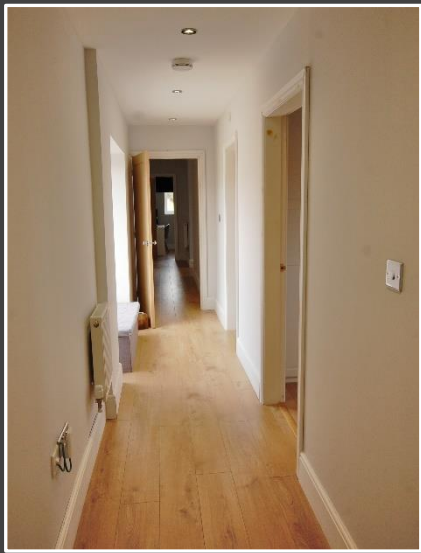










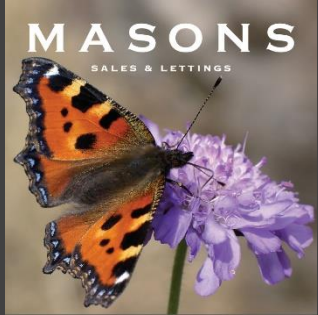






# The Annexe

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### Accommodation

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

For the purposes of our description and the orientation of the floorplans, the main elevation facing south is deemed to be the front of the property.

### Main Entrance

On the east side of the property where a part-glazed (double-glazed) multi-pane door opens into the:

### T-Shaped Hallway

Oak-effect laminated floor covering, LED ceiling downlighters, mains smoke alarm, radiator and central heating thermostat.

### Cloakroom/WC

White suite of low-level, dual-flush WC and a small vanity wash hand basin with pillar tap over a base cupboard with high-gloss door. Sensor LED downlighter, part ceramic-tiled, marble-effect walls and access panel to electric sockets and switch.

### Dining Kitchen

A superb spacious and well-equipped dining kitchen fitted with an extensive range of modern units from the symphony range and in contrasting indigo and pearl grey tones. There is a long range of base units

to one side with inset ceramic twin bowl sink unit and an integrated dishwasher surmounted by quartz work surfaces and contrasting coloured island with further base units, Caple black ceramic induction hob and breakfast bar.

The base units include a range of store cupboards and drawer units including wide and deep pan drawers. There is then a long range of tall built-in kitchen units incorporating larder shelved cupboards and having integrated appliances comprising a faced refrigerator, twin Caple electric fan ovens incorporating grills and a CDA central combined microwave and grill with a warming drawer beneath.

There is a living area on the far side of the kitchen with a cast iron Dunsley multi-fuel stove set on a flagstone hearth with a grey mosaic tiled wall beyond. Wide walk-through opening to the family room adjacent creating a semi open plan feel and rear wide window from floor level facing the entrance drive. Two windows on the front elevation presenting excellent views across the courtyard towards the land beyond.

The floor is finished in oak-effect patterned ceramic tiling with electric underfloor heating and the kitchen has a semi-vaulted ceiling some 3.36m high with three pendant lights over the island, timber beam and pillar, ten LED ceiling downlighters, radiator and two spotlights.

The sink unit is finished with a brushed chrome lever mixer tap and the quartz work surfaces have matching upstands.

### Family Room

The oak-effect, ceramic-tiled flooring extends through from the kitchen into this room and there is a full-height, built-in cupboard which incorporates the electricity consumer unit with MCBs. Feature natural brick wall to the lounge beyond, front part-glazed (double-glazed) French door to outside and further beam with centre pillar above the opening from the kitchen. Five LED ceiling downlighters, ceiling light point and semi-vaulted ceiling some 3.34m in height. Window to the front elevation. Door to the:

### Lounge

A superb room also having a semi-vaulted ceiling some 3.4m in height with ten LED downlighters. Window from low level to the rear wall facing the driveway and overlooking fields beyond. Herringbone pattern oak-effect laminated floor covering, natural brick wall as previously mentioned, to the family room adjacent and Dunsley cast iron multi-fuel stove with log store beneath on a flagstone hearth. Radiator, two picture light points and door through to the master bedroom suite.

### Utility Room

Accessed off the entrance hallway on the east side of the property, there is a range of units with a matt dark blue finish and brushed metal door handles, comprising base cupboards, roll-edge oak-effect work surfaces and upstands, single drainer, stainless steel one and a half bowl sink unit and a range of matching

wall cupboards. Space with plumbing for washing machine, four LED spotlights to ceiling fitting, radiator and side window providing an open view across the fields.

Large built-in airing cupboard containing the Tempest large capacity insulated hot water cylinder with digital programmer at the side and expansion vessels for the pressurised hot water system.

### **Master Bedroom**

Positioned on the west side of the property and therefore separated from the remaining bedroom accommodation by the living accommodation, the master bedroom is an excellent double room of spacious proportions with double-glazed French door on the front elevation presenting views across the courtyard and opening to outside. Rear window from low level facing the driveway. Oak-effect herringbone style laminated floor covering, radiator, four branch ceiling light and sockets for wall TV.

### **Ensuite Dressing Room**

Well fitted with a range of built-in furniture finished with white and mirror doors. There are four double wardrobes, a further one and a half door wardrobe unit and these are fitted with clothes rails and shelf compartments. Radiator.

### **Ensuite Shower Room**

Fitted with a white suite comprising glazed and ceramic-tiled shower cubicle with a chrome shower mixer unit, handset and wall rail, a vanity unit with

gloss finish under an inset wash hand basin and low-level, dual-flush WC. Radiator and LED ceiling downlighter; extractor fan. Marble effect ceramic wall tiling.

### **Bedroom 2**

A spacious L-shaped double bedroom fitted with a long range of three double wardrobes in matt white with mirror doors to the centre unit and having clothes rails, shelving and basket drawers. Three LED spotlights to the ceiling fitting, radiator and oak effect laminated floor covering. Two windows on the north elevation facing the driveway.

### **Bedroom 3**

A further double bedroom positioned at the southernmost point of the east wing with a full-length range of three double wardrobes finished in white including mirror doors to the centre and having clothes rails and shelving. A pair of double-glazed French doors open onto the courtyard and there is an oak-effect laminated floor covering, radiator and sockets for wall TV.

### **Bedroom 4**

A double bedroom positioned centrally in the east wing and having built-in bedroom furniture comprising two double wardrobes in white with part mirror doors, clothes rails and high-level shelf to one side. Laminated oak-effect floor covering, radiator, TV lead and window to the side elevation presenting a superb far-reaching view over the fields.

### **Family Bathroom**

White suite comprising a 1.46m long shower-bath which is P shaped with a curved glazed screen and an Aqualisa thermostatic shower mixer unit over having drench head and handset on rail; combined vanity unit in gloss grey and white comprising a rectangular wash hand basin with pillar lever tap over a double cupboard and a low-level, dual-flush WC with concealed cistern. Radiator, LED ceiling downlighters, extractor fan and window to the side elevation. Marble-effect ceramic-tiled walls and window reveal. Pale grey tile-effect vinyl floor covering.

### **Annexe**

The annexe is contained within the southernmost part of the west wing and has an independent access from the courtyard via a part-glazed (multi-pane) double-glazed door into the:

### **Living and Dining Kitchen**

Fitted with a range of base cupboard units in grey with tall larder cupboard, drawer unit with deep pan drawers and a single drainer stainless steel sink unit. The living area has an Esse cast iron multi-fuel stove set on a stone slab hearth.

Electric wall heater, extractor fan, limed oak-effect floor covering, eight LED spotlights to two ceiling fittings and part-glazed (double-glazed) door with side panel. Grey panel-effect internal door to the bedroom adjacent. Window on the west elevation.

**Bedroom (5)**

A double bedroom with limed oak-effect floor covering extending through from the living kitchen. Electric panel heater and French double-glazed double doors opening onto the courtyard. Grey panel doors open onto the ensuite shower room and airing cupboard containing the Gledhill stainless steel insulated hot water cylinder with immersion heater, clothes rail and expansion vessel for the pressurised hot water system in the annexe.

**Ensuite Shower Room**

White suite comprising low-level, dual-flush WC, slim pedestal wash hand basin and splash-boarded shower cubicle with folding glazed screen door and an Aqualisa thermostatic mixer unit with handset on chrome rail; extractor fan and small high-level side window.

**Integral Garage**

L-shaped creating a recess ideal for a workshop area. The garage has 2 power points, up-and-over door, mains smoke alarm and a rear part-glazed (double-glazed) door and side panel onto the courtyard.

**Integral Store**

A further up-and-over door close to the garage opens onto this useful integral store – a great home for garden equipment.

**Lean-to Garden Store**

This building is just to the south of the west wing and marginally detached from the main structure – built of brick under a mono-pitched pan-tiled roof with a timber louvred panel.

**Grounds and Land**

Standing in grounds of around 2.5 acres (STS) the property is initially approached from the road over a shared unmade drive and the through two timber 5-bar gates. These open onto a gravelled driveway along the north side of the barn leading around to a gravelled parking area, and onto a drive along the west side of the barn into the land and hardstanding.

There are lawned areas to the front and side of the barn and a superb, sunny courtyard sheltered by the three wings of the property and a brick wall with pillars and decorative wrought-iron railings to the south side. The central area is gravelled with a wide ceramic-tiled pathway in light-grey oak effect and complementary patio – a perfect space for garden furniture, alfresco dining, etc. whilst enjoying the outlook across the owned land.

There are modern up/downlighters, external power points, an outside tap and a timber pergola on one side. The condensing oil-fired central heating boiler is located externally against the east wing wall with a modern oil storage tank nearby. There are two wall-mounted satellite dishes on the two south gables. There are further outside wall lights to each side and

the rear of the building, and a mailbox by the two 5-bar timber pedestrian gates.

To the south, is the previously mentioned hardstanding, beyond which the owned grassland stretches away for some distance, with boundary post and wire fencing to part and hedgerows to other areas.

**Viewing**

Strictly by prior appointment through the selling agent.

**General Information**

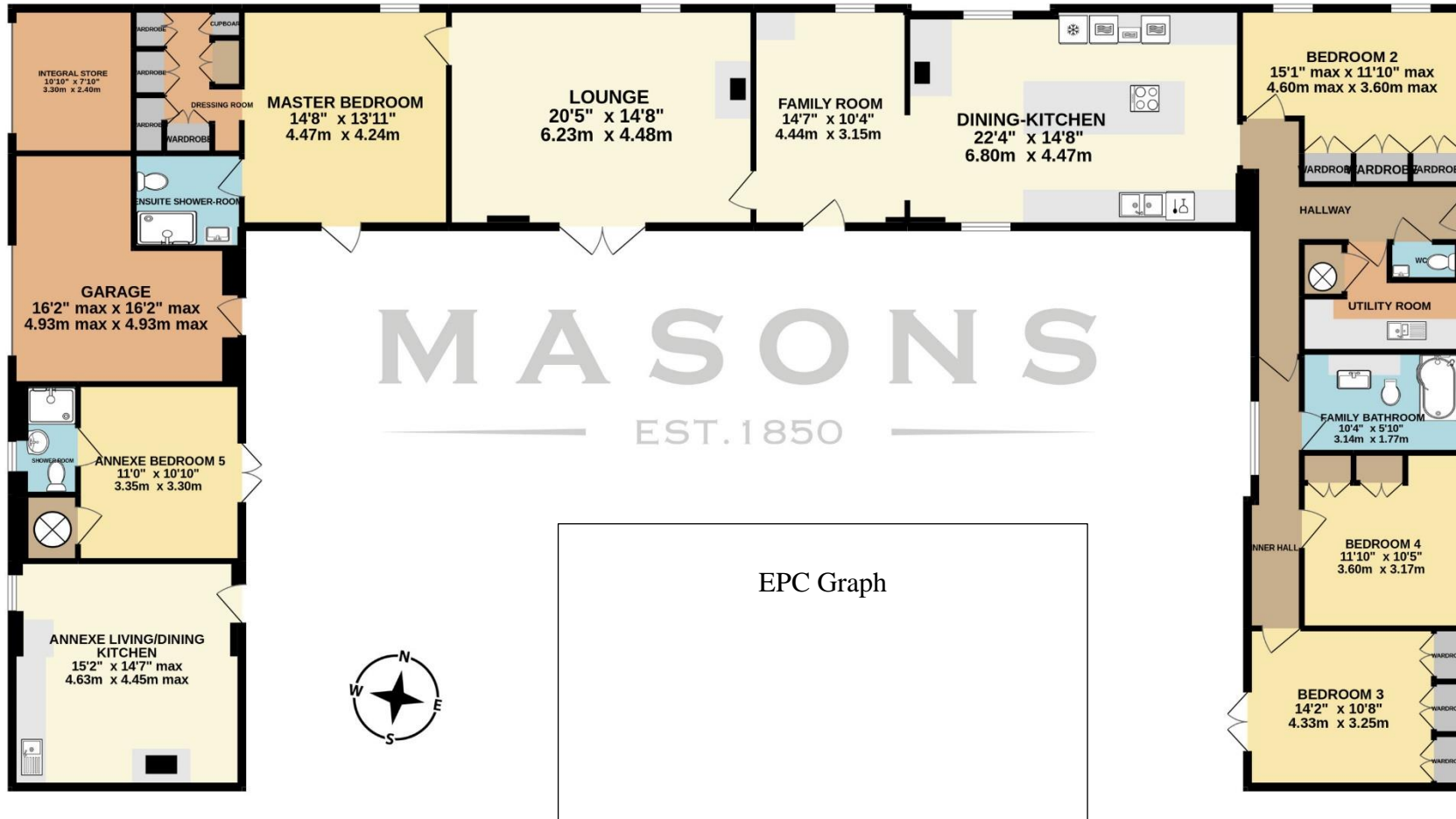
The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. The red-lined aerial images show approximate boundaries which should be verified against the contract plan at sale stage.

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 and water whilst drainage is to a private system but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band C.

# Floorplan and EPC Graph (A PDF of the full EPC can be emailed on request)

TOTAL FLOOR AREA : 2512 sq.ft. (233.3 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 not 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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EPC Graph



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