

Village & Country



Ivy Chimneys, Old Bolingbroke

An attractive and characterful detached country property located in the desirable village of Old Bolingbroke which lies within the Lincolnshire Wolds. Ivy Chimneys has been sympathetically restored and offers a wealth of character features including solid oak flooring, wooden box sash windows and exposed wall and ceiling beams. Furthermore, the property effortlessly blends character with contemporary features such as bespoke oak kitchen, modern bathroom suites and recently installed Clearview stoves.

The internal accommodation comprises: entrance lobby, drawing room, sitting room, rear reception hall, dining room, cloakroom, utility room, master bedroom suite with shower room and kitchen breakfast room to the ground floor. To the first floor there is a galleried landing, two bedrooms, study and bathroom. Outside there is a private garden and useful barn to the rear.

Old Bolingbroke is a pretty and historic village which at its heart has the remains of a 13th century Castle and is situated approximately 7 and 4 miles away respectively from the well serviced towns of Horncastle and Spilsby.

Directions

Leave Horncastle via East Street and continue on the A158 for approx. 3 miles. Turn left onto Slash Lane (B1195) and continue for approx. 1.5 miles then this road becomes Horncastle Hill. Continue for approx. 2.5 miles. You will come to the village and the property is on the left just before the right turn to Hagnaby/East Kirkby.

Entrance Porch

Having an attractive hardwood entrance door with decorative leaded light and a glazed wooden door leading through to the:

Entrance Lobby

Having solid oak flooring, cottage latch door to balustrade staircase leading up to the first floor. Open access leads to the sitting room and:



Drawing room

Drawing Room 14' 2 x 12' 4 (4.32m x 3.76m)

Having wooden box sash window to front aspect, original beams to the ceiling, attractive brick fireplace with recently installed Clearview stove inset to tiled hearth, solid oak flooring, radiator and multiple power points.

Sitting Room 13' 11 x 11' 0 (4.24m x 3.35m)

Having wooden box sash window to front aspect, original ceiling beams, attractive inglenook fireplace with recently installed Clearview stove inset to a tiled hearth, understairs storage cupboard, solid oak flooring, radiator and multiple power points.



Sitting room

Rear Reception Hall

Having part quarry tiled floor and part solid oak wood flooring, radiator, multiple power points and wooden windows to rear aspect. Providing an extra reception space with original exposed ceiling beams, French doors leading out to the rear garden and latched cottage style doors leading off to:



Dining Room 13' 8 x 8' 4 (4.16m x 2.54m)

Having original side hung casement window with stone sill, a high vaulted ceiling with exposed ceiling beams, quarry tiled floor, radiator, tv point and multiple power points. A wooden glazed door provides a separate access from the rear garden making this an ideal guest bedroom.

Cloakroom

Having a contemporary suite comprising a low level wc and wash hand basin. With solid oak wood flooring, radiator and extractor fan.

Utility Room 6' 1 x 5' 4 (1.85m x 1.62m)

Having plumbing for a washing machine and space and vent for a tumble dryer. Also having shelving, extractor fan, solid oak wood flooring and multiple power points.

Master Bedroom Suite

Master Bedroom 16' x 12' 08 (4.88m x 3.88m) extending to 14' 01 (4.30m)

Steps lead down from the inner hallway to the master bedroom, having a high vaulted ceiling with ceiling beams, two wooden box sash windows to front aspect, solid oak wood flooring, two radiators, tv point and multiple power points.



Master bedroom

Shower Room 7' 06 x 6' (2.31m x 1.85m)

Having a matching 4 piece suite comprising a large Matki shower cubicle and Sanitan Victorian low level wc, wash hand basin and bidet. Also having tumbled marble tiling to walls and floor, radiator, heated towel rail, vaulted ceiling and remote operated Velux roof window.

Kitchen Breakfast Room 19' x 10' 10 (5.79m x 3.30m)

Having a fine range of bespoke oak cabinets to base, wall and full floor to ceiling height. Granite worktops with double Belfast sink inset with mixer taps over, Rangemaster Elan range style cooker with double fan oven, ceramic hob and fitted extractor over. Integrated dishwasher

and US style fridge freezer with plumbed in water chiller and ice maker. Also with solid oak wood flooring, granite splashbacks, radiator, phone point, multiple power points, two side hung sliding windows and double glazed French style doors leading out onto the terrace and rear garden.



Kitchen

First Floor Galleried Landing

Providing a further attractive reception space having recently been re-carpeted and with original wooden beams to one wall and wooden box sash window to the front aspect. Also having radiator, multiple power points and access to loft space. Cottage style latched doors lead off to:

Bedroom Two 12' 4 x 11' 3 (3.76m x 3.43m)

Having wooden box sash window to front aspect, original period cast iron fireplace with wooden surround, wooden flooring, radiator, tv point and multiple power points.

Study 6' 1 x 4' 7 (1.85m x 1.40m)

Having recently been re-carpeted and with side hung window overlooking the rear garden aspect, radiator and multiple power points.

Bedroom Three 11' x 10' 3 (3.35m x 3.12m)

Having recently been re-carpeted and with wooden box sash window to the front aspect, wooden flooring, radiator, phone point and multiple power points.

Bathroom 8' 2 x 6' 5 (2.49m x 1.95m)

Having matching 4 piece Sanitan suite comprising a free standing roll top bath with Victorian style shower mixer tap over, pedestal wash hand basin, low level wc and bidet. Also

having radiator, pitched pine flooring, sloping ceilings and side hung sliding sash window.



Bathroom

Outside

The property is approached over a gravelled driveway providing off road parking for several vehicles. There is also a further gravelled area to the front of the property which provides further parking. To the front of the property there is a small hedge and terraced flowerbed with steps leading to the front door. Gated access leads from the drive to the rear garden which is private and is predominantly laid to lawn with well stocked shrubbery beds to one side and rear aspect. There is also hardstanding for a potting shed, summerhouse and an attractive gravelled terrace area which is accessed via the rear hallway and breakfast kitchen.



Barn

Barn 22' x 16' 1 (6.70m x 4.90m)

This is currently used for storage with stairs leading up to a mezzanine area and also a useful workshop with Belfast sink and power. The barn could be used to extend the property or to

provide a self-contained annexe, studio or office (subject to the necessary planning consents).

Utilities: Mains water, electricity and drainage. Oil fired central heating. Council tax band D.

Notes: The Agents have not been privy to the contents of the Title of the property and cannot in any way formally confirm the boundaries of the property or the existence of any Covenants, Easements or Rights of Way, which might affect it. Any plan shown in this brochure is purely presented as a guide and all boundaries and areas will require further verification. The Agents refer prospective purchasers to the vendor's solicitors in regard to all these matters.

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 appointment with the agent's Horncastle Office, Old Bank Chambers, Horncastle, Lincolnshire. LN9 5HY.

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ENERGY PERFORMANCE

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on Carbon Dioxide (CO₂) emissions.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(81-81) B		
(68-80) C		
(55-68) D		
(39-54) E	39	53
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(81-81) B		
(68-80) C		
(55-68) D		
(39-54) E		44
(21-38) F	33	
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon Dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.



Rear elevation



Rear garden



Front elevation

FLOORPLAN



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.
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