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## *Equestrian & Country*



### **SHOOTER'S VIEW, CAISTOR**

This is a most surprising smallholding property, comprising of a detached two bedroom bungalow, large modern portal frame barn and grounds extending in all to approximately 25 acres [to be verified]. It is very pleasantly situated on the cliff edge of the Lincolnshire Wolds escarpment with marvellous views from its southern grounds on the opposite side of Shooters Hill Lane, down over miles and miles of countryside below. **Please note:** there is a working quarry neighbouring some of this property.

The bungalow offers potential to be developed into providing more expansive family accommodation, if required, subject to any necessary planning consents. The property with its large area of grassland and woodland set within a small meandering valley, could prove ideal for those with equestrian use in mind. The barn has potential for a variety of business and other uses such as, vehicle and general storage, large workshop or stabling again, subject to any necessary planning consent. **A formal viewing is highly recommended**

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## **LOCATION:**

The property lies approximately half a mile from Caistor, offering a good basic range of amenities with its jewel in the crown being its very well respected Grammar School. The nearby A46 offers good routes out to both the city of Lincoln with its excellent range of shopping and social facilities and Grimsby. Market Rasen Racecourse, Humberside Airport, the Humber Bridge and the M180 also all lie within easy driving distance. In part, the property adjoins the B1225, known locally as the 'Caistor High Street.' This ancient road runs down the spine of the Lincolnshire Wolds and connects up with the market town of Horncastle to the south.

The Lincolnshire Wolds are substantially designated as being an Area of Outstanding Natural beauty with its rolling countryside and attractive villages often nestling into the hillsides. There are miles of quiet country lanes, footpaths and bridleways to explore.

## **IMPORTANT NOTICE:**

We would like to point out to all potential buyers that there is a working quarry adjoining the eastern boundary of the grounds to the south of Shooters Hill Lane, some distance from the bungalow and its grounds to the north. The workings are largely, but not completely concealed from view. The sellers will seek to retain all mineral and mining rights to the property on sale.

## **ACCOMMODATION:**

**ENTRANCE PORCH** having glazed panelled front entrance door glazed panelled door through to:

**ENTRANCE HALLWAY** with built-in cloaks cupboard with sliding door, built-in airing cupboard containing insulated hot water cylinder, access to roof space, radiator and two telephone points.



*Lounge*

**LOUNGE** [16' x 11'6"] having a south westerly outlook across the front garden and beyond over the hedge-line down across miles of Lincolnshire countryside; glazed tiled fireplace with fitted gas fire,

serving hatch to kitchen, radiator, TV aerial cable, wall lights and two single power points.

**DINING KITCHEN** [19' x 12'7" narrowing to 6'10" in part] of L-shaped proportions and having a north easterly outlook over the rear garden and a south easterly view into the lean-to conservatory; fitted units comprising stainless steel single sink and drainer unit with drawer and cupboard space below adjoining fitted work surface to one side and space beneath for automatic washing machine. To the opposite side of the sink unit there is a fitted work surface extending across the adjoining wall, with breakfast bar area, drawer and cupboard space and room for a refrigerator beneath, space between units for a cooker and wall cupboard space above. There is a serving hatch to the dining room, radiator, gas fire, fluorescent lighting strip, extractor fan, cooker control panel and two double power points. A door leads through to lobby and there is a **WALK-IN PANTRY** with shelving.



*Dining Kitchen*

**LOBBY** having glazed panelled door through into the conservatory and braced cottage style door to:

**UTILITY ROOM** [6'11" x 5'11"] having glazed panelled door through to the lean-to conservatory and fitted units comprising: stainless steel single drainer sink unit with drawer and cupboard space beneath, "Ideal Mexico" gas central heating boiler, shelving and one double power point.

**LEAN-TO CONSERVATORY** [18'5" x 5'11"] overlooking the grounds to the southeast; radiator, fluorescent lighting strip and one single power point. There is a UPVC glazed side entrance door to the grounds.

**BEDROOM 2** [13'5" x 11'6" inclusive of fitted dressing table and wardrobe space] having a north easterly outlook over the rear garden; built-in wardrobe and dressing table area, radiator and one single power point.

**BATHROOM** having panelled bath with mixer/shower attachment and accompanying wall tiling to full height above; pedestal wash hand basin, low level WC, ladder style radiator/towel rail and tiling to dado rail height on all walls as appropriate.



*Bathroom*

**BEDROOM 1** [15'5" x 12'2" inclusive of built-in wardrobes] with a south westerly aspect and view over the top of the lane hedge towards miles of countryside below the Lincolnshire Wolds. There is built-in wardrobe space, radiator and one single power point.

**OUTSIDE:**



*Portal Frame Barn*

The bungalow is approached across a concrete driveway which provides, parking and a turning area to the front the property and access to the attached **GARAGE** of slightly irregular proportions with folding door, fluorescent lighting strip and one double power point. Adjoining the grounds of the bungalow to the northeast is the approximately 3.5 acre paddock which benefits from having its own gated vehicular access further up the lane. It has a wide, entrance and a gravelled drive leading up to the large concrete apron in front of the **MODERN PORTAL FRAME BARN** with sliding roller blind door to allow vehicular access, good eaves clearance and three phase electricity. This building could prove

suitable for a wide variety of alternative uses, such as business workshop space, vehicle and general storage, stabling and many more, subject to the necessary planning consents. The paddock is predominantly hedge enclosed.

The remaining approximately 21 acres of grounds lie to the south on the opposite side of the lane. They provide marvellous panoramic views from this Wolds escarpment down over miles of countryside below. Please note that to the east there is a working quarry and some work activity can be seen from this property. This rolling chalk hillside has been predominantly left to grass with a small area of woodland to the south set within the folds of a deep meandering valley.



*Looking across the woodland*



*South Grounds with fringe of quarry to the east*

**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 Lincoln office, 43 Silver Street, Lincoln LN2 1EH. Tel: 01522 538888; Fax: 01522 589988  
e-mail: [lincoln@robert-bell.org](mailto:lincoln@robert-bell.org)  
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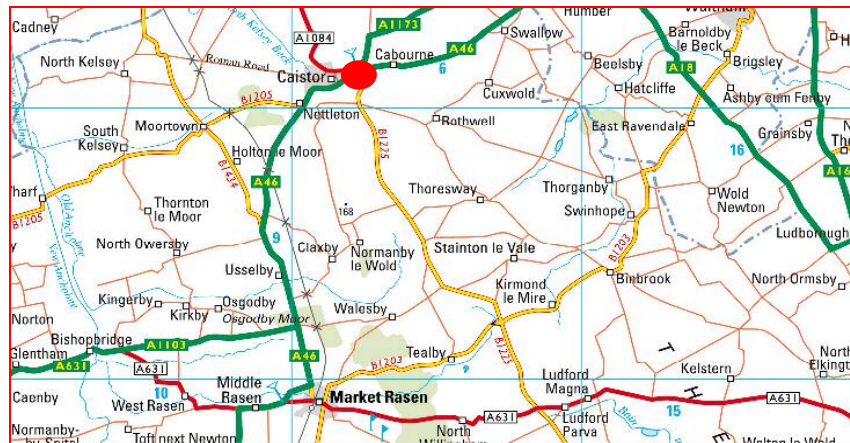
THESE PARTICULARS WERE PREPARED ON  
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## SITE PLAN



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## LOCATION MAP



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If you require independent mortgage advice please contact Martyn Welch our Independent mortgage adviser who can provide a free, no obligation, consultation on mortgages and insurances related to your life and home. If you have already received advice on these matters you can still ask Martyn for a free health check to ensure you have the best deal as his mortgage advice is totally independent. Call 01522 538888 to book an appointment.



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