



West Lane, Baumber, Horncastle, LN9 5NG

- VERY SPACIOUS 1,880 sq ft THREE DOUBLE bedroom, THREE reception, TWO bathroom (bath & shower room and en-suite), detached FARMHOUSE with ANNEX POTENTIAL
- PARKING for 8 CARS incl secure & for CARAVAN, Detached DOUBLE GARAGE and DOUBLE width WORKSHOP (metal framed, double roller shutter doors, light, power & benches)
- Triple aspect SPACIOUS LOUNGE with 2 ceiling lights & recessed display shelving, SPACIOUS FAMILY ROOM with WOOD/multi fuel BURNER, exposed ceiling & wall BEAMS
- Dual aspect MODERN fitted SPACIOUS KITCHEN with built in full height fridge & freezer, electric double oven incl fan assisted & LCD, microwave, 5 ring gas hob, dishwasher etc
- BEAUTIFUL semi-rural LOCATION with GENEROUS 0.36 ACRE plot (sts) having front and extensive rear GARDENS incl EXPANSIVE VIEWS, paved patio AND raised decking, 2 sheds
- UPVC double glazing including GLASS ROOF, patio & external doors, CENTRAL HEATING with NEW 2022 Worcester boiler serviced annually, WOOD/multi fuel BURNER, RE-ROOFED 2019
- GLASS ROOF UPVC double glazed CONSERVATORY with 3 wall lights, central heating, power, patio doors to rear garden, solid French doors to lounge/annex & opening to family room
- SPACIOUS UTILITY W.C. room with worktop, sink, wall units, appliance space/plumbing, hand basin in vanity unit with double cupboard under, toilet

Price £400,000



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DESCRIPTION

In a stunning semi-rural location with countryside views, down a country lane, this is a 3 double bedroom, 3 reception, 2 bathroom, detached farmhouse with annex potential, on a generous 0.36 acre plot (sts) having expansive countryside views, parking for 8 cars incl secure & for caravan, detached double garage and double width workshop, all on the edge of Baumber village, to the east of the Lincolnshire Wolds (a designated Area of Outstanding Natural Beauty), and is only 3.8 miles from the well serviced historic market town of Horncastle and 2.8 miles to the Horncastle golf course and the Ashby Park fishing lakes.

It also benefits from UPVC double glazing incl conservatory glass roof, patio & external doors, central heating with new 2022 Worcester boiler serviced annually, wood/multi fuel burner, re-roofed 2019, external light, power & water tap.

Outside on the generous 0.36 acre plot there are wrap around front & extensive rear gardens incl those expansive countryside views, paved patio & raised decking, 2 sheds, parking for 8 cars incl secure & for caravan, detached double garage and double width workshop (metal framed having double roller shutter doors, light, power & benches).

The property consists of entrance lobby, triple aspect spacious lounge and family room (with wood/multi fuel burner, exposed ceiling & wall beams), glass roof UPVC double glazed conservatory (incl lights, central heating, power, patio doors to rear garden), dual aspect modern fitted spacious kitchen (with built in full height fridge & freezer, electric double oven, microwave, 5 ring gas hob, dishwasher, full height pantry unit etc), spacious utility W.C. room (with worktop, sink, wall units, appliance space/plumbing, hand basin in vanity unit, toilet).

There is also the downstairs bath & shower room and dual aspect master bedroom, galleried landing, upstairs second & third double bedrooms (incl dual aspect, vaulted ceiling, built in wardrobe) and the en-suite shower room.





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Approximate Area = 1908 sq ft / 177.2 sq m (excludes garages & workshop)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Hunters Property Group. REF: 1371720

Viewings

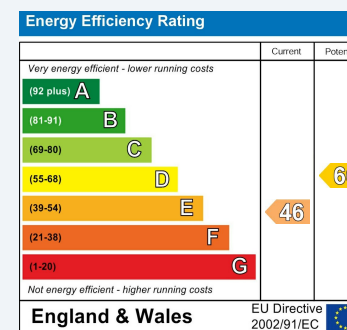
Please contact horncastle@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

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



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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