



## High Street, Fulletby, Horncastle, Lincs, LN9 6JY

- BEAUTIFUL, VERY WELL presented and maintained, detached HOUSE with ANNEXE and LARGE DETACHED GARAGE in DESIRABLE village LOCATION with COUNTRY WALKS
- 1259 sq ft detached GARAGE WORKSHOP for up to 6 cars (having light and power) and EXTRAORDINARY EXTENSIVE PARKING
- UPVC double glazing throughout and 10 FULLY PAID FOR SOLAR PANELS
- EXTENSIVE PARKING at the front of the property for UP TO 6 CARS
- SPACIOUS detached 4 BEDROOM HOUSE with 3 Double Bedrooms, one Single Bedroom, Bathroom, DOWNSTAIRS Shower Room, Lounge, Dining Room, Kitchen and Sun Room
- DETACHED ANNEXE fully UPVC double glazed with KITCHEN, SHOWER ROOM and attached car port
- TWO patios areas, one having decking and another paved, with electric wiring for potential future hot tub
- ADDITIONAL detached single garage

**Guide Price £595,000**



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## DESCRIPTION

This is a detached 4 bedroom, 3 reception, 2 bathroom, detached cottage, with detached annex, car port, detached single garage and detached 6 car garage/workshop which may be converted subject to planning, all uPVC double glazed and having a large garden, on a 0.25 acre plot (sts) in the desirable village of Fulletby, situated within The Lincolnshire Wolds 'An Area Of Outstanding Natural Beauty'.

Outside there is an extensive secluded garden with 2 patio areas. The garden is stocked with mature plants, shrubs and trees including 2 apple trees and a cherry tree. The first patio has wood decking with a low brick wall surround. The second patio is a slabbed patio with a pergola. It is also wired up ready for a hot tub. Both areas have a lamp-post for evening lighting.

The property benefits from 10 solar panels, fully paid for, oil fired central heating, and the lounge and annex both have wood burners. a recently added comprehensive alarm system which has been divided into 3 area which can be activated individually: to cover the annexe, the large garage and the cottage.

The detached cottage consists of: entrance hall, living room, dining room, kitchen, utility room, downstairs toilet and shower room, sun room, 4 bedrooms, (3 double and 1 single), large family bathroom with jacuzzi bath having a shower over.

The detached annex has large open plan reception. kitchen and shower room with double width shower.

The detached garage is capable of holding up to 6 cars. It is well insulated and has double glazed doors and windows and 2 roller access doors. It benefits from electric power supply and lighting. A water supply is down by the garage but not currently connected internally.

It is less than three and a half miles from the historic Roman market town of Horncastle whose amenities include supermarkets, doctors, dentists, main Post Office, grammar, secondary and primary schools (school transport available from the village), swimming pool, fitness centre





# Fulletby, Horncastle, LN9

Approximate Area = 1654 sq ft / 153.6 sq m (exclude carport)

Annexe = 441 sq ft / 40.9 sq m

Garage = 1259 sq ft / 116.9 sq m

Total = 3354 sq ft / 311.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nîchecom 2025. Produced for Hunters Property Group. REF: 1348191

## Viewings

Please contact [horncastle@hunters.com](mailto: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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		62	75
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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