



Holly Cottage, Raithby Stables, Raithby
Spilsby, PE23 4DS

BELL



Holly Cottage is a South-facing, two-bedroom property located in the beautiful Raithby Stables development, a unique setting of historic significance. Stylishly juxtaposing the classic features throughout with an attractive, modern style; the property presents excellently and has been updated recently: including with upgrades to the bathroom and kitchen and high pressure hot water cylinder.

Accommodation comprises a breakfast kitchen on entrance, leading through to the lounge, with two bedrooms and bathroom off the side hallway. Two allocated parking space are to the front, alongside a patio seating area.

Situated behind the property, seen on approach, is the Grade II listed parish church – while opposite stands the Methodist chapel dated to 1779 – a Grade I listed site opened by the founder of Methodism, John Wesley, who described the village as an 'Earthly Paradise'. Raithby is located on the bus route running from the city of Lincoln to the coast at Skegness, stopping at the nearby market towns of Spilsby and Horncastle, which provide conveniently located services, amenities and schooling two and eight miles away respectively.

ACCOMMODATION

Kitchen

With entrance door from front, wood window to the front (South) aspect with view of the Wesleyan chapel. Lights to ceiling, storage units to base and wall levels; oven and four ring hob. Sink and drainer to granite worktop, space and connections for upright fridge-freezer; integrated washing machine. Multiple power points including USB / C charging sockets. Recently upgraded electrical consumer unit to wall with RCD protection and full compliance. Electric convector wall heater. Wood effect flooring, wood door to lounge

Lounge

With larger and smaller arched windows to front, lights to ceiling and wall. TV point, multiple power points, wood effect flooring. BT Master-socket for broadband and telephone connection. Wood door to hallway.



Hallway

Lights to ceiling, oak effect flooring, multiple power points. Wood door to airing cupboard housing high pressure, un-vented hot water cylinder with additional storage space, bedrooms and bathroom. WiFi enabled immersion timer unit controller installed in cupboard. Electric slim-line panel wall heater.

Bathroom

With arched window to front, LED spot-lights to ceiling, low level WC, hand wash basin with vanity unit:, accessible panel bath with high level rainfall monsoon shower and hand held shower heads over. Board to walls, oak effect flooring. Over door remote-controlled electric heater.

Bedroom 1

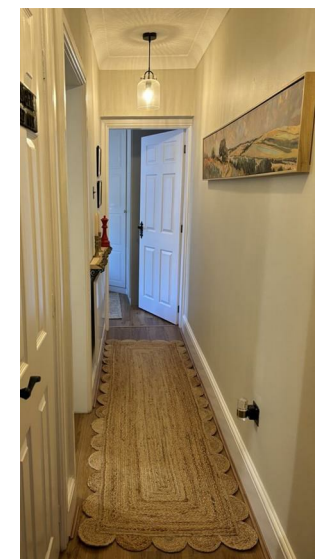
Master bedroom having arched window to front elevation, ceiling with light and electric wall heater. Having fitted wardrobes.

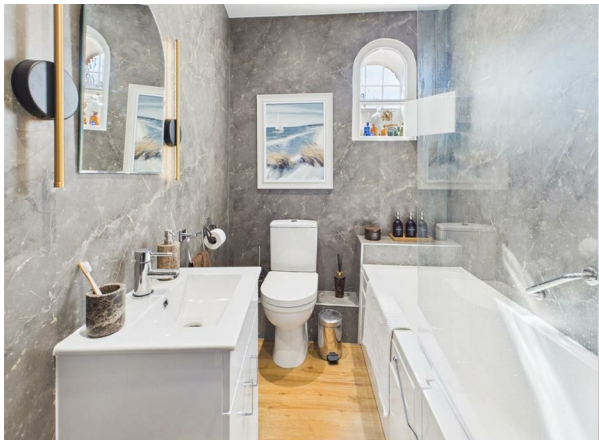
Bedroom 2

Guest bedroom, having window to front elevation, ceiling light and electric wall heater. Further telephone socket. Access to boarded loft, via loft hatch with built in ladder.

Outside

The property is approached via a shared gravel courtyard, leading to the brick, pave-edged double parking spaces allocated to the property. A paved patio spans the entire front of the property, facing South. Exterior tap outlet.







COUNCIL TAX: – Tax band: B

ENERGY PERFORMANCE RATING: E

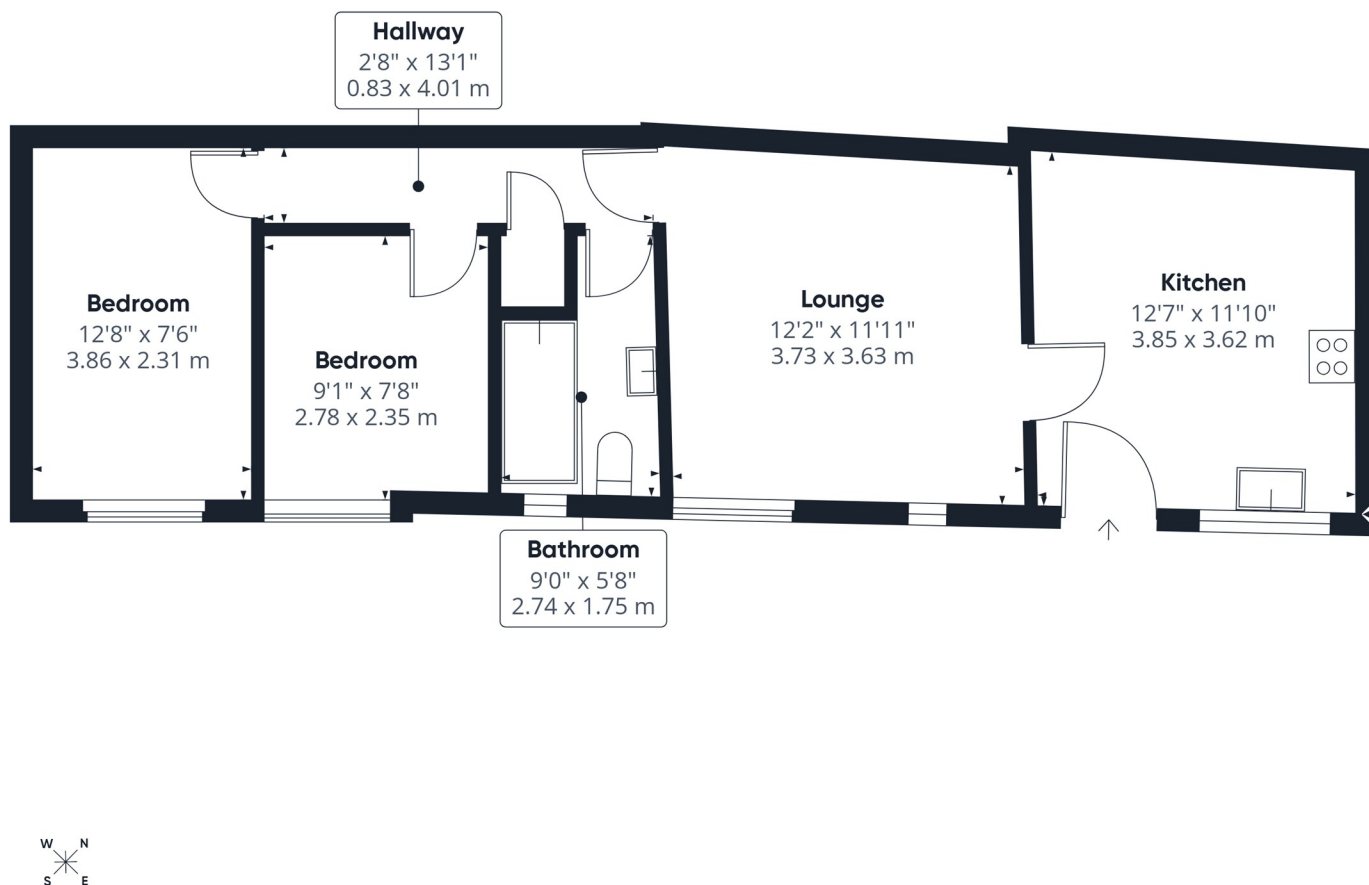
SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's
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Approximate total area⁽¹⁾

546 ft²
50.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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