



# 1.21 Acres - Hillcrest House, Horncastle Road

| Caistor | LN7 6JG

£600,000



Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents,  
Agricultural & Fine Art Auctioneers.

# 1.21 Acres - Hillcrest

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Imposing Detached Residence which sits in an Elevated Position above the Lincolnshire Wolds Market Town of Caistor and is set in a Plot of around 1.21 Acres with Open Views. The town has a Saturday Market which sources locally grown vegetables, fruit and home-made bakes, a Pretty Market Square with a selection of Shops, Cafe and Pub. It also boasts the highly regarded Caistor Grammar School as well as Primary School and Nursery.

This Amazing Home is Completely Unique, it hosts a range of Outbuildings which include a Double Garage plus a Huge Separate Garage to the Rear (33'7 x 14'4) - Currently home to Dog Kennels but could potentially be made into an Annexe or Home Office. There is a Workshop, Potting Shed and Long Driveway leading to your own Turning Circle, Perfect for Welcoming your Friends and Family, it also offers Parking for Numerous Cars/Vehicles.

The house is warmed by Oil Fired Heating and retained by uPVC Double Glazing and has undergone many improvements over more recent years including a Re-Fitted Kitchen, Bathroom and En-Suite Shower. The Spacious Accommodation comprises in brief: Reception Hall, Cloakroom, Large Living Room, Separate Dining Room, Kitchen/Breakfast/Sun Room. On the First Floor there is a Galleried Landing, Main Bedroom Suite with Dressing Room and Re-Fitted Shower Room, Three Further Double Bedrooms and Family Bathroom. The Grounds offer so much Space and Opportunity to Suit a Wealth of Needs.

- Amazing, Spacious Detached Home
- Set in Grounds of Around 1.21 Acres
- Caistor School Catchment
- Imposing Hilltop Position
- Views over Lincolnshire Wolds
- Re-Fitted Kitchen/Breakfast/Sun Room
- Spacious Living Room & Dining Room
- Four Bedrooms & Re-Fitted Bathrooms
- Large Gardens, Parking & Turning Circle
- Numerous Outbuildings

## Storm Porch

Tiled floor. uPVC entrance door with stained and leaded double glazed insert.

## Reception Hall

Wood style floor. Stairs to First Floor with turned wood spindles and banister all with cupboard under. Wood panel doors off. Window to front. Double fitted storage cupboard.





### Cloakroom

White suite of Low level W.C. Pedestal wash basin. Tiled splashbacks. Wood style floor. Window to front. Double radiator.

### Living Room

23'3 x 13'11 plus box window (7.09m x 4.24m plus box window)  
Box window to the front elevation. Windows to sides and rear.  
Electric coal effect fire in marble hearth and surround. Coving.  
Two double radiators. Wood panel door to:-

### Dining Room

16'4 x 9'10 (4.98m x 3.00m)  
uPVC double glazed, double doors to rear garden. Double radiator. Archway to Kitchen/Breakfast/Sun Room.

### Re-Fitted Kitchen/Breakfast/Sun Room

21'0 x 9'10 plus 22'2 x 7'5 (6.40m x 3.00m plus 6.76m x 2.26m)  
Comprehensive range of modern white wall and base units, matching larder units, curved edge base units. Work-surfaces finished in pale grey marble effect which extend to form Breakfast Bar Peninsula with base units under. White enamel single drainer sink top. Space for American style Fridge/Freezer. Built-in electric oven and hob. Double radiator. Opening to Breakfast/Sun Room Area with three windows to the side with Wolds Views. Half uPVC panelled and half double glazed door to the front with matching side screen. Double glazed door to the rear with matching side screen. Airing cupboard housing foam lagged hot water cylinder.



### Galleried First Floor Landing

Wood banister and turned spindles. Picture window to the front. radiator. Access to loft space.

### Main Bedroom

17'10 x 9'10 (5.44m x 3.00m)  
Picture window to the side with far reaching views and window to the front. Coving. Double radiator. Wood panel door to:-

### Dressing Room

8'6 x 4'3 (2.59m x 1.30m)  
Door To:-





### Re-Fitted En-Suite Shower Room

Double continental shower. Marble effect 'Mermaid' style boarding to shower enclosure. W.C. and wash hand basin in vanity unit finished in white high-gloss with storage. Veined marble tiling to remaining water sensitive areas. Chrome heated towel rail. Window to rear.

### Bedroom Two

13'11 x 11'10 plus wardrobes (4.24m x 3.61m plus wardrobes)  
Double floor to ceiling fitted wardrobes. Window to front.  
Double radiator.

### Bedroom Three

10'10 x 13'10 (3.30m x 4.22m)  
Fitted wardrobe and drawers. Windows to side and rear.  
Coving. Radiator.

### Bedroom Four

7'9 x 9'11 (2.36m x 3.02m)  
Window to rear. Radiator.

### Bathroom

White suite of panelled bath with shower and screen over. Wash hand basin and W.C. with concealed cistern all set in white high-gloss finish vanity unit having fitted cupboards. Tiled to full height with mosaic effect border tile. Heated chrome towel rail.

### Large Front Garden

Expanse of lawn. Mature hedges and trees. tarmac driveway providing parking for numerous vehicles and access to the Turning Circle and Double Garage. Additional block paved parking area.

### Double Garage

19'0 x 23'3 (5.79m x 7.09m)  
Twin electric up and over doors. Partly dividing internal wall. uPVC double glazed window to the rear. Light and electric.



### Side Garden

Lawn. Mature hedgerow.

### Huge Additional Garage

14'4 x 33'7 (4.37m x 10.24m)

Personnel door to garden. Roll top work-surfaces with inset single drainer stainless steel sink top. Double base unit. uPVC double glazed windows to front, side and rear. Currently housing kennels. Light and electric.

### Workshop/Mower Store

11'11 x 18'8 plus 11'11 x 11'11 (3.63m x 5.69m plus 3.63m x 3.63m)

Single roller door. Light and electric.

### Potting Shed

11'4 x 8;8 plus 7'5 x 8'9 (3.45m x 2.44m;2.44m plus 2.26m x 2.67m)

Pedestrian roller door. Light.

### Additional Indoor & Outdoor Kennel Areas

### Rear Garden

Lawn. Block paved patio.

### Additional Information

Tenure: Freehold

Services: Mains Electric & Water. Oil Fired Central Heating. Drainage T.B.C.

Council Tax Band: F - West Lindsey

EPC Rating: D







Total area: approx. 224.7 sq. metres (2418.2 sq. feet)  
Robin Mapleston (info@epcforproperty.net) / Plan is for illustration and marketing purposes only  
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**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>		<b>72</b>
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(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	

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Agents Note:  
Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.