

An aerial photograph of a rural property. In the foreground, a red-tiled house with a gabled roof and a paved patio area with outdoor furniture is visible. To the right of the house is a large green field, possibly a riding arena or paddock, enclosed by a fence. Further back, there are more trees and a road. The overall scene is a mix of greenery and built structures.

22 North Beck Lane

Hundleby

MASONS
Equestrian



22 North Beck Lane

Hundleby, Spilsby PE23 5NB

Peacefully situated equestrian smallholding with
stabling for 2 plus a hay store

Beautiful open outlook over wildflower meadows
to the front and over the Wolds at the rear

Grounds extending to 2.34 acres (STS)

Gently sloping and sheltered paddocks
with hedged boundaries and post and rail
internal fencing

Integrated garage with electric roller door and
personnel door, together with built-in cupboards
and ample space, ideal for secure tack storage

Ample parking and turning space for
cars/horse box/trailer

Pretty wraparound garden with mature
shrub planting and sheltered, elevated
terrace

Double glazing and under floor heating
throughout

Attractive brick outbuilding providing
additional storage space and conversion
potential for an annexe/holiday
accommodation (STP)

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Quietly situated along a pretty no-through lane, 22 North Beck Lane enjoys a private, elevated position with open views across a peaceful wildflower meadow. This neat equestrian 3/4 bedroom home is approached along a smart, sweeping tarmac driveway to a sizeable gravelled parking and turning area adjacent to the property.

The most attractive paddock land is situated to the rear and forms two gently sloping grass paddocks with post and rail inner fencing and with the outer boundaries sheltered by mature hedge and tree planting, all with a beautiful outlook over rolling Wolds countryside.

The bungalow has been beautifully cared for and maintained and boasts a bright and spacious living/dining kitchen which has French doors opening onto a private and sheltered terrace with views of the meadow to the front of the property.

Hundleby is a popular village populated by attractive period houses and benefitting from its proximity to Spilsby, just over one mile away, which provides schools, restaurants, pubs, a Sainsbury's supermarket and further amenities.

The bungalow is well laid out with balanced living and sleeping accommodation which comprises three double bedrooms to include a large master bedroom with en suite together with a good sized family bathroom. In addition the bungalow benefits from a home office/bedroom 4 as well as a neat utility room which in turn leads to a smart integrated garage with an electric roller door and personnel door.



A part-glazed door leads to an entrance hall with a high-level window to the rear and smart, wood-effect tiled flooring. This room has built-in storage with shelving and doors to the office/bedroom 4, with a tiled floor, window to the rear and built-in storage cupboard. The neat utility room has wood effect tiled flooring, a window to the side and a sink unit with stainless steel sink and drainer. There is space and plumbing for a





washing machine and tumble-dryer, together with space for coat hanging and a fridge freezer. A door leads into the integrated garage.

The useful double garage has an electric roller door as well as a pedestrian doorway to the side. The space houses the oil-fired boiler as well as having ample built-in storage to include a drying cupboard with radiator.



The impressive living/kitchen/diner is bathed with light from a triple aspect which includes French doors overlooking the meadows to the front of the house and which leads to a sheltered, paved patio area. The room has tiled flooring and forms an L-shape with a spacious kitchen area to one end comprising a fitted Shaker style range of base and wall units which house an integrated dishwasher and an integrated fridge/freezer, together





with an integrated microwave in addition to an electric double oven with a hob and cooker hood, as well as a one and a half bowl sink and drainer.

There is space for a good-sized kitchen table and to the other end of the L-shape is a spacious seating area which takes in the views to the front of the house.

The rear hallway leads to an inner hallway which has doors off to the bedrooms.

The master bedroom is a sizeable and bright double aspect room with tiled flooring and a bank of built-in wardrobes, together with lovely elevated views of the meadow to the front of the house.

A door leads to a smart en suite shower room, a fully tiled space boasting a smart suite to include a vanity unit with basin, WC and corner shower unit.





Bedroom two is another double room with a window to the rear and ample built-in storage and shelving. Bedroom three, a further double room, has a window to the side of the house.

The spacious, fully tiled family bathroom has a window to the rear of the house and is fitted with a smart suite to include a P shaped bath with shower over together with a vanity unit



with basin, towel rail, bidet, WC and a large airing cupboard with slatted shelving and a radiator.

The house is nestled within a neat and mature garden comprising a wrap around pathway surrounded by mature and well maintained shrub planting, culminating in a pretty and sheltered paved terrace.

This delightful terrace with its elevated position is bathed in light and can be accessed from the Living/Kitchen/Diner and gives private and uninterrupted views over the wildflower meadow to the front of the property.





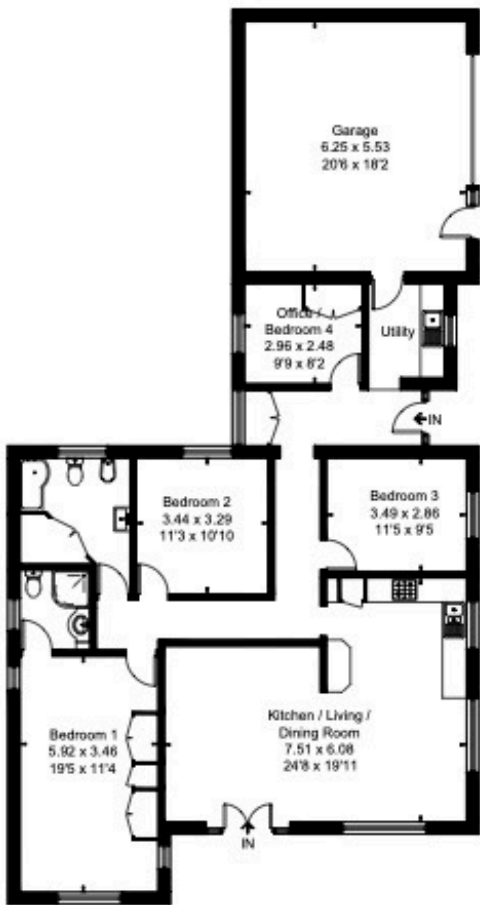
The beautifully quiet situation lends itself to the use of the property for equestrian purposes, there is access nearby to bridleways which traverse the pretty surrounding countryside. The Hundleby Riding School which has equestrian facilities including a Manege is conveniently located along Northbeck Lane.

The stable building is situated close to the house and is of a timber frame with corrugated walls and a concrete base. The building is presently divided into a sizeable hay store which could be converted for further stabling, together with a pony stable and a loose box to the far end. There is water connected to the stable yard area. In the upper field is a corrugated, open fronted field shelter.

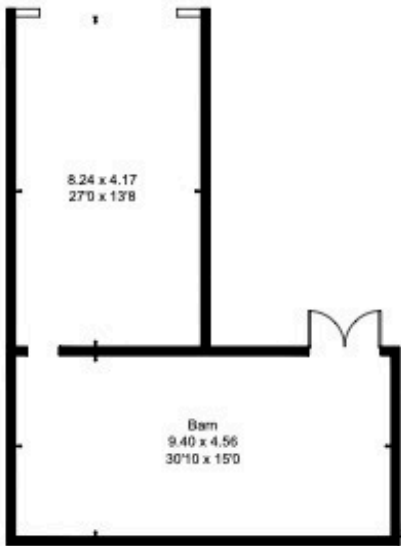
To the rear of the house is an attractive 'L' shaped brick barn which is ideal for storage to include hay and straw but equally has the potential to convert into an annexe/office accommodation and/or bed and breakfast/Air bnb, subject to planning.



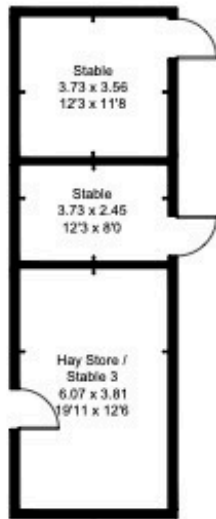
Approximate Floor Area = 164.7 sq m / 1773 sq ft (Including Garage)
Outbuildings = 127.2 sq m / 1369 sq ft
Total = 291.9 sq m / 3142 sq ft



Ground Floor



(Not Shown in Actual Location / Orientation)



(Not Shown in Actual Location / Orientation)

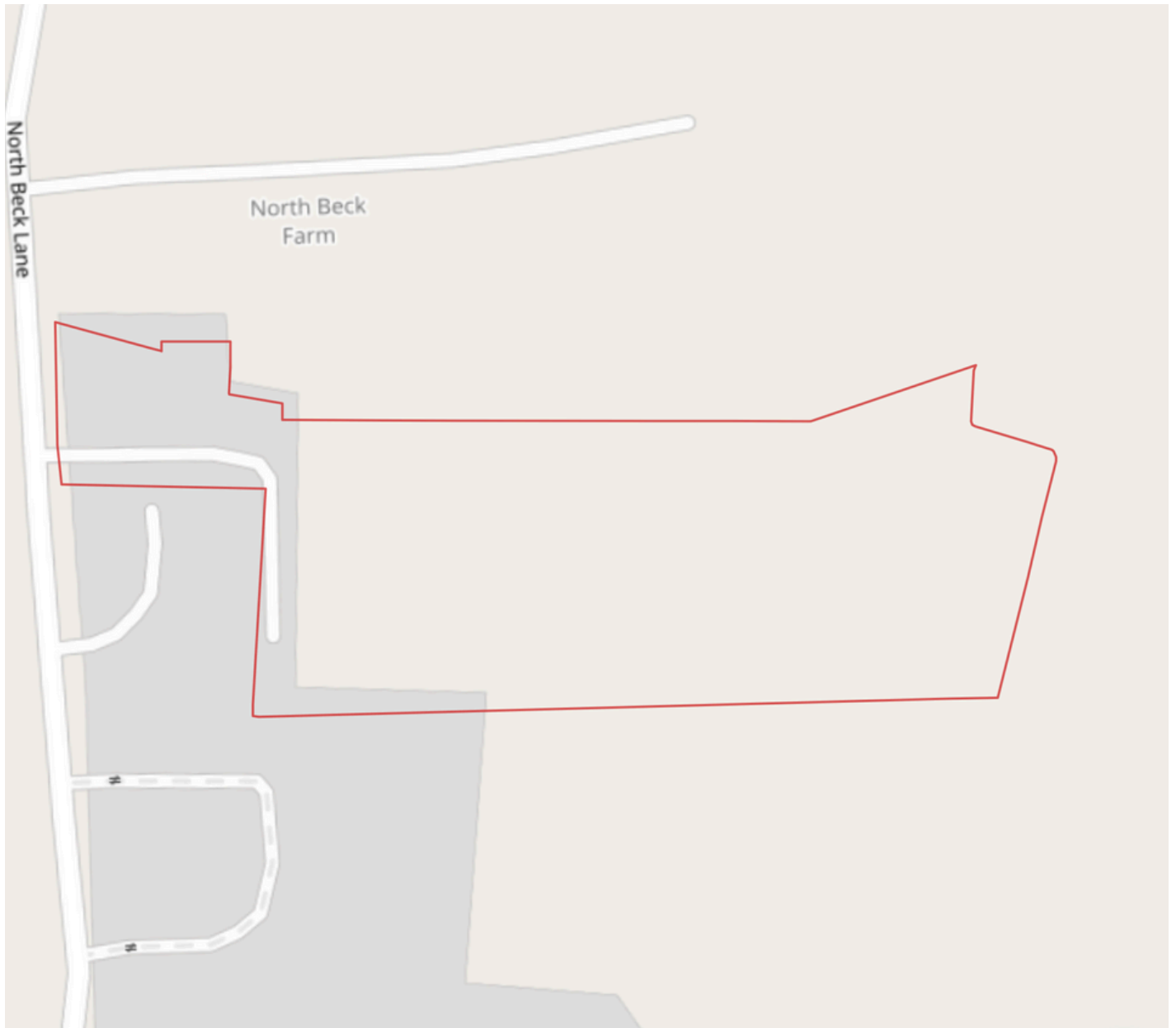


This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #86829

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like real items.

Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale.

Site Plan



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Hundleby

A Wolds village with good connections

Hundleby is a pretty village which was mentioned in the Domesday book and which lies at the southern edge of the Lincolnshire Wolds and north of the Fenlands. The village is characterised by numerous attractive period properties many with a history in the strong agricultural identity of the surrounding area. The village boasts a pub, The Hundleby Inn and a boutique Lincolnshire venue, The Elm Tree Hundleby which caters for events and provides afternoon tea. Hundleby has an Anglican church of St Mary and is conveniently situated around a mile from the market town of Spilsby. The town is adjacent to the main A16, 33 miles (53 km) east of Lincoln, 17 miles (27 km) north-east of Boston and 13 miles (21 km) north-west of Skegness.

Spilsby has been a rural market town for more than 700 years. It has changed little in size since the beginning of the 19th century. The town centre includes a range of small supermarkets to include a Sainsbury's store, traditional newsagents, baker, jewellers and clothing stores, together with public houses, cafes and fast-food takeaways.

At the centre of town is an open square or traditional market place, from which the four main town streets radiate. Markets take place on a Monday. As Spilsby is located within a predominantly agricultural area, much of the market produce consists of locally grown vegetables and meat.



Recognised as an Area of Outstanding Natural Beauty (AONB), the Wolds is ideal for those who appreciate outdoor activities like walking, and cycling with miles of scenic trails and bridleways weaving through its charming villages and farmland. Towns and villages like Louth, Market Rasen, and Alford offer a blend of rural charm and modern convenience, with a strong sense of community, and an array of amenities, including shops, cafés, and pubs. The region is known for its excellent primary and secondary schools, making it particularly attractive for families. Additionally, good transport links, including proximity to business hubs like Lincoln and Grimsby, ensure that residents can easily commute or enjoy day trips to larger urban centres.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band D

Services Connected

We are advised that the property is connected to mains water and electricity whilst drainage is to a private system but no utility searches have been carried out to confirm at this stage. The property has oil fired central heating with a wet under floor heating system.

Tenure

Freehold

Location

What3words: ///twitching.laces.robots

Directions

To drive to the property from Horncastle take the A158 towards Skegness. Continue for around 3 miles and look for the right hand turning onto the B1195 towards Spilsby. Continue for around 3 further miles to the village of Hundley. Continue into Hundley taking the left hand turning on to Northbeck Lane after around 1/4 of a mile. Continue down Northbeck Lane where number 22 can be found on the right hand side.

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage.

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