

NEWTON FALLOWELL

Hollow Park, Thimbleby – LN9 5RE

£725,000

Hollow Park

Thimbleby, Horncastle

An impressive five-bedroom detached family home occupying a plot of approximately one acre, subject to survey, enjoying a picturesque setting with St Margaret's Church to the front and uninterrupted countryside views to the rear.

Built in 1988, this handsome red-brick home offers the charm of a traditional country residence with generous, well-proportioned accommodation designed for modern family living. The attractive façade, complete with clay pantile roof, gabled dormers and welcoming entrance porch, creates an immediate sense of character and kerb appeal.

Having over 2,300 square feet of accommodation comprising: entrance hall, shower room, study, lounge, dining room, kitchen, utility and garden/summer room to ground floor. Galleried landing, master bedroom with en-suite, four further bedrooms and bathroom to first floor.

Set well back from the road behind an expansive lawned frontage, the property enjoys an enviable degree of privacy. A sweeping gravel driveway provides extensive parking and leads to a substantial detached double garage with an Ohme Pro electric vehicle charger, whilst to the rear there is a large decked terrace leading to a large lawned garden with far-reaching rural views beyond, creating a wonderful backdrop for outdoor entertaining and family life.

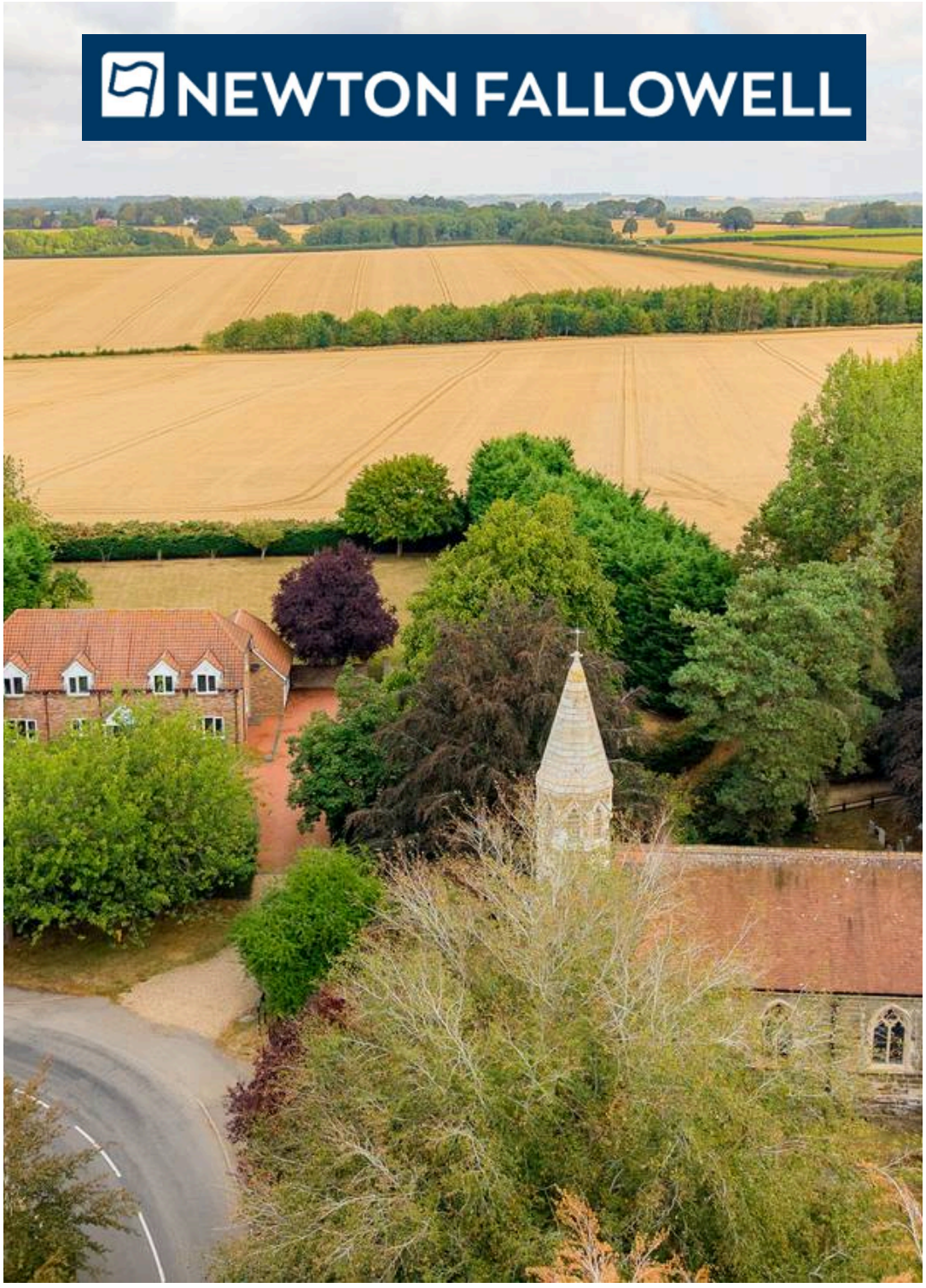
The property benefits from oil fired central heating and triple glazing with leaded lights.

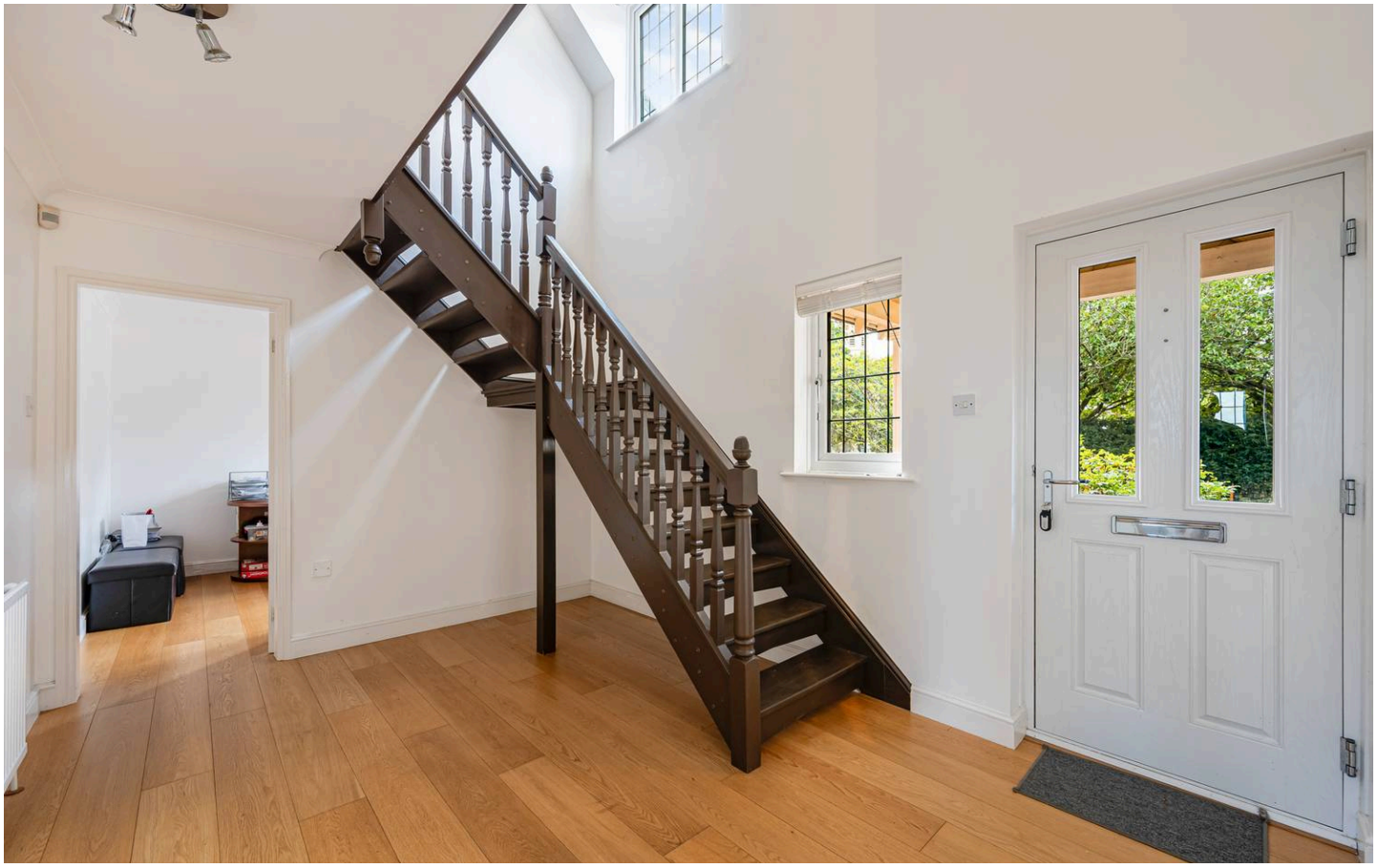
Combining space, setting and timeless appeal, this is a rare opportunity to acquire a substantial family home in a truly idyllic village location.

Council Tax band: F

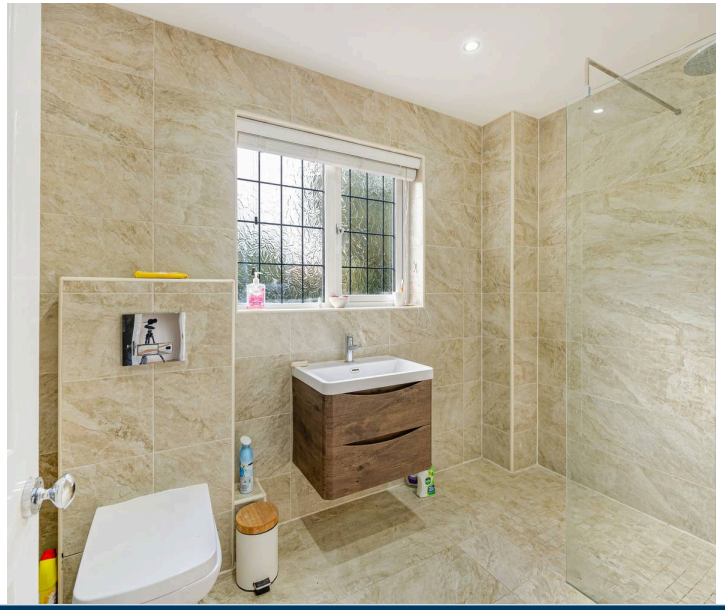
Tenure: Freehold

EPC Energy Efficiency Rating: D









ACCOMMODATION

Open porch with part glazed front entrance door through to the:

ENTRANCE HALL

Step inside and you're welcomed by an impressive double-height entrance hall that immediately creates a wonderful sense of space and light. The striking dark timber staircase rises to a galleried landing, while a window to the front gives natural light, beautifully complementing the warm oak engineered flooring. It's a memorable first impression that sets the tone for the generous accommodation beyond.

SHOWER ROOM

9' 0" x 5' 8" (2.74m x 1.73m)

The contemporary shower room has been thoughtfully designed to combine style and practicality, featuring a generous walk-in shower with both rainfall and handheld shower fittings. Contemporary tiling to the walls and floor creates a sleek finish, while the concealed cistern WC, wall-mounted vanity unit with storage and heated towel rail enhance the clean, modern feel. A front-facing window provides natural light, completing this well-appointed space.

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STUDY
9' 9" x 9' 6" (2.97m x 2.90m)
The dedicated study provides a bright and versatile workspace, with a large front-facing window filling the room with natural light and creating an ideal environment for home working. Finished with engineered oak flooring and a coved ceiling, it's a practical and comfortable space that could equally serve as a home office, hobby room or quiet reading room.

LOUNGE
21' 11" x 13' 8" (6.68m x 4.16m)
The generously proportioned lounge is a wonderfully inviting space, centred around an impressive exposed brick inglenook-style fireplace with a substantial oak beam and open fire, creating a striking focal point and a cosy atmosphere during the colder months. With a window to the front, further window to the side and french doors with side screens to the rear, the room has plenty of natural light, while the warm engineered oak flooring enhances the welcoming feel, making this an ideal space for relaxing with family or entertaining friends. Double doors to the:



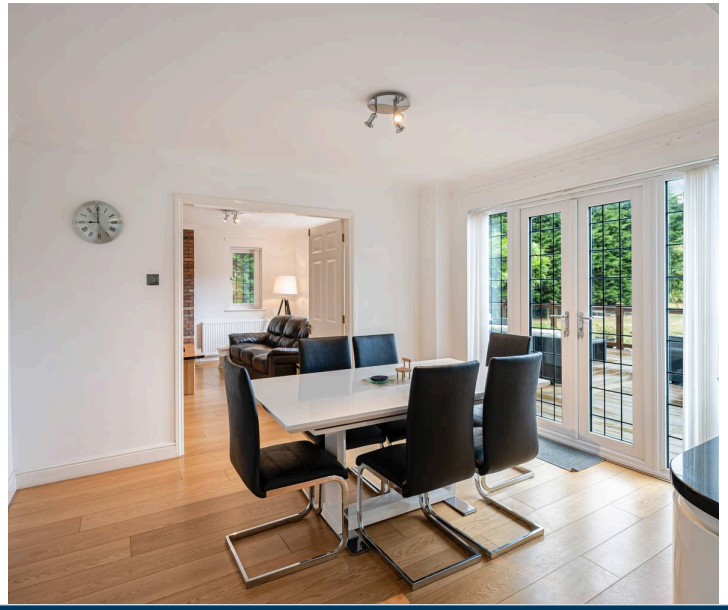




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OPEN PLAN DINING KITCHEN

Forming areas comprising:

DINING ROOM

11' 11" x 9' 11" (3.62m x 3.03m)

The dining room provides an ideal setting for both everyday family meals and entertaining, flowing seamlessly into the kitchen to create a sociable open-plan feel. French doors with full-height side screens flood the room with natural light and open directly onto the garden, making it perfect for summer dining and bringing the outside in. Engineered oak flooring and a coved ceiling complete this bright and welcoming space.

KITCHEN

15' 7" x 12' 0" (4.74m x 3.65m)

The impressive kitchen has been designed with both everyday family life and entertaining in mind. A comprehensive range of contemporary high-gloss units is complemented by polished granite worktops, integrated appliances and a generous breakfast bar, while the large window floods the room with natural light and creates a bright, welcoming feel. Black porcelain tiled flooring with underfloor heating and a striking coloured glass splashback add a distinctive modern finish, making this a space that's as practical as it is eye-catching.

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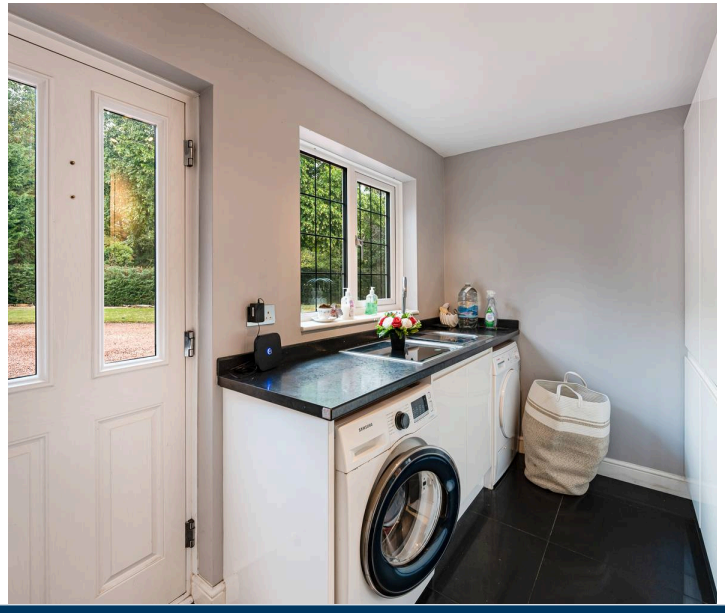
UTILITY
11' 11" x 7' 0" (3.62m x 2.13m)
The utility room provides a practical space for everyday household tasks. There is black porcelain tile flooring with underfloor heating and the fitted work surface has an inset sink & drainer and offers space under for laundry appliances. There is a further range of handy tall units and a side entrance door and window bring in natural light and provide convenient access to the outside, making it ideal for muddy boots, dogs and day-to-day family life.

GARDEN/SUMMER ROOM
17' 8" x 17' 6" (5.38m x 5.33m)
The magnificent garden/summer room is undoubtedly one of the standout features of the home, with a vaulted ceiling creating an impressive sense of height and space. Four sets of French doors with full-height side screens benefit from triple glazing with reflective glass for privacy & temperature control, flood the room with natural light and frame delightful views of the rear garden, effortlessly connecting indoor and outdoor living. Finished with warm engineered oak flooring, this versatile space is perfect as a family room, entertaining area or a peaceful retreat overlooking the garden throughout the seasons.

GALLERIED LANDING
The impressive galleried first floor landing continues the home's wonderful sense of space, overlooking the striking entrance hall below. A front-facing window fills the area with natural light, beautifully complementing the dark timber balustrade and warm engineered oak flooring. A generous double airing cupboard provides excellent built-in storage, while the landing creates an elegant connection to the bedroom accommodation.

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MASTER BEDROOM

16' 10" x 11' 8" (5.14m x 3.55m)

The generously proportioned principal bedroom provides a peaceful retreat, with a charming dormer-style window framing attractive views to the front and filling the room with natural light. Warm engineered oak flooring continues the elegant feel, while the adjoining en-suite adds everyday comfort and convenience, creating a welcoming space to unwind at the end of the day.

EN-SUITE BATHROOM

9' 1" x 5' 9" (2.78m x 1.76m)

The beautifully appointed en-suite bathroom combines contemporary styling with a warm, elegant finish. A dormer-style window to the front fills the room with natural light, complementing the attractive stone-effect tiling throughout. The suite comprises a panelled bath with rainfall shower and glazed screen over, a wall-mounted hand basin with useful storage and a WC with concealed cistern, creating a stylish and practical space designed for everyday comfort.

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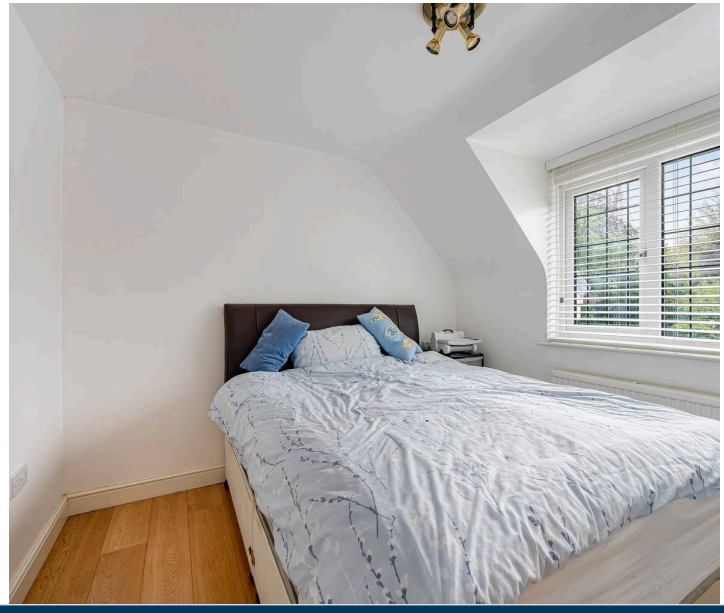
BEDROOM TWO
13' 7" x 9' 10" (4.15m x 2.99m)
With a dormer style window to the rear elevation overlooking the rear garden and engineered oak flooring.

BEDROOM THREE
13' 9" x 11' 10" (4.19m x 3.60m)
Having dormer style window to rear elevation and engineered oak flooring.

BEDROOM FOUR
9' 7" x 9' 7" (2.92m x 2.93m)
Featuring a dormer style window to rear elevation and engineered oak flooring.



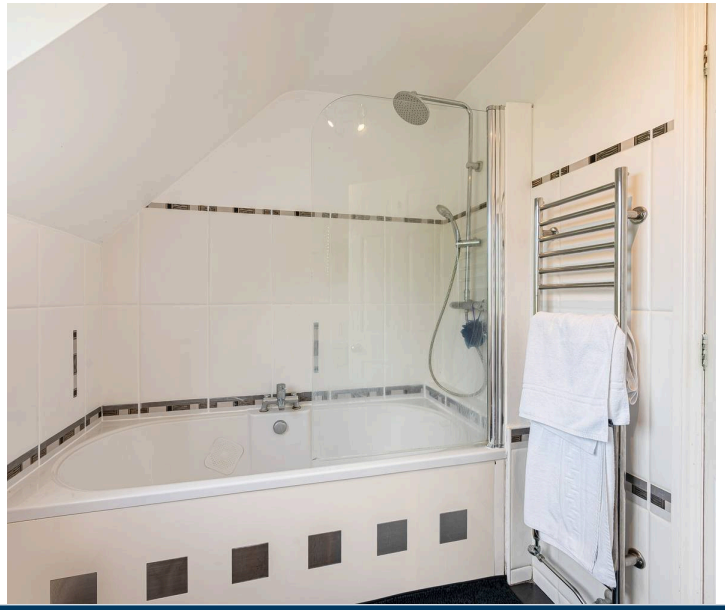




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BEDROOM FIVE
11' 10" x 8' 11" (3.61m x 2.73m)
Having a dormer style window to front elevation

BATHROOM
9' 11" x 9' 10" (3.02m x 2.99m)
The well-appointed family bathroom has been thoughtfully designed with both style and practicality in mind. It has a dormer style window to the rear and contemporary tiling which creates a bright, airy feel beneath the characterful sloping ceiling. The suite comprises a generous panelled bath with rainfall shower and handheld attachment over, a glazed screen, pedestal wash basin, close coupled WC and heated towel rail, providing a comfortable space for everyday family life.

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EXTERIOR

Approached through electric timber gates, the property makes an impressive first impression from the moment you arrive. To the front there is a large lawned garden and a sweeping gravel driveway provides extensive parking and leads to the detached garage, while mature trees and established planting create a wonderful sense of privacy and seclusion.

DOUBLE GARAGE

23' 0" x 18' 1" (7.00m x 5.50m)
Having twin electric doors, rear service door, light, power and Ohme Pro electric vehicle charger.

GARDENS

The rear garden comprises of an extensive lawn framed by mature trees & hedges that create a beautiful backdrop throughout the seasons. To the rear of the property there is a substantial Millboard composite deck with inset lighting, installed in 2022 and still benefiting from the manufacturer's warranty, forming the perfect entertaining terrace creating a lovely atmosphere as the evenings draw in. Designed for year-round enjoyment, it's a space that's equally suited to summer gatherings, family celebrations or simply relaxing and taking in the peaceful surroundings.

THE PLOT

The property occupies a plot of approximately 1.06 acre, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

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SERVICES

The property has mains electricity, water and drainage connected. Heating is via an oil fired boiler serving radiators and the property is triple glazed with leaded lights (new windows in 2014). The current council tax is band F.

LIFETIME LEGAL

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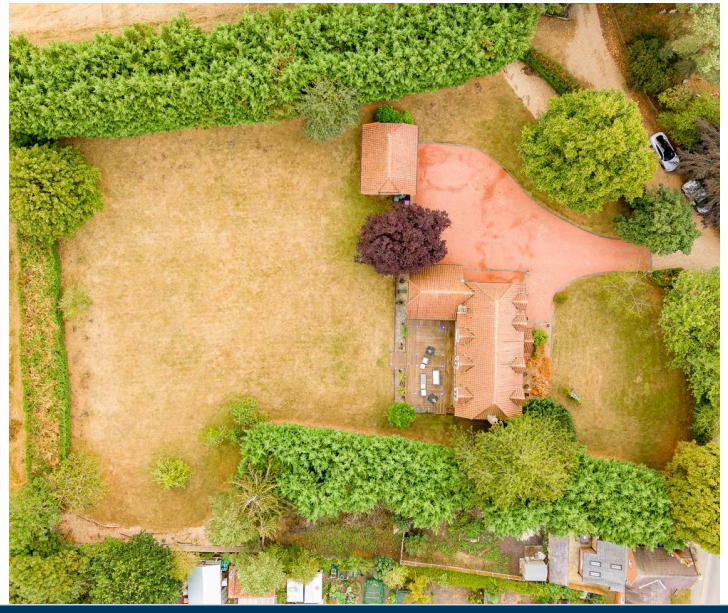


LOCATION

Thimbleby is one of Lincolnshire's hidden gems – a peaceful conservation village just over a mile from the historic market town of Horncastle. Steeped in history and recorded in the Domesday Book, the village is centred around the beautiful Grade II listed St Margaret's Church and is surrounded by rolling countryside, making it ideal for those seeking a quieter pace of life. Despite its idyllic setting, Horncastle's independent shops, cafés, supermarkets, GP surgery and the renowned Queen Elizabeth's Grammar School are all just a few minutes away, while Woodhall Spa, the Lincolnshire Wolds and the Battle of Britain Memorial Flight Visitor Centre are within easy reach.







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Total area: approx. 219.7 sq. metres (2364.5 sq. feet)

Newton Fallowell Estate Agents

Newton Fallowell, 42 High Street - PE23 5JH

01790755222 • spilsby@newtonfallowell.co.uk • www.newtonfallowell.co.uk/spilsby

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