



PROPERTY *focus*

focus on...

A selection of

QUALITY &
COUNTRY
HOUSES

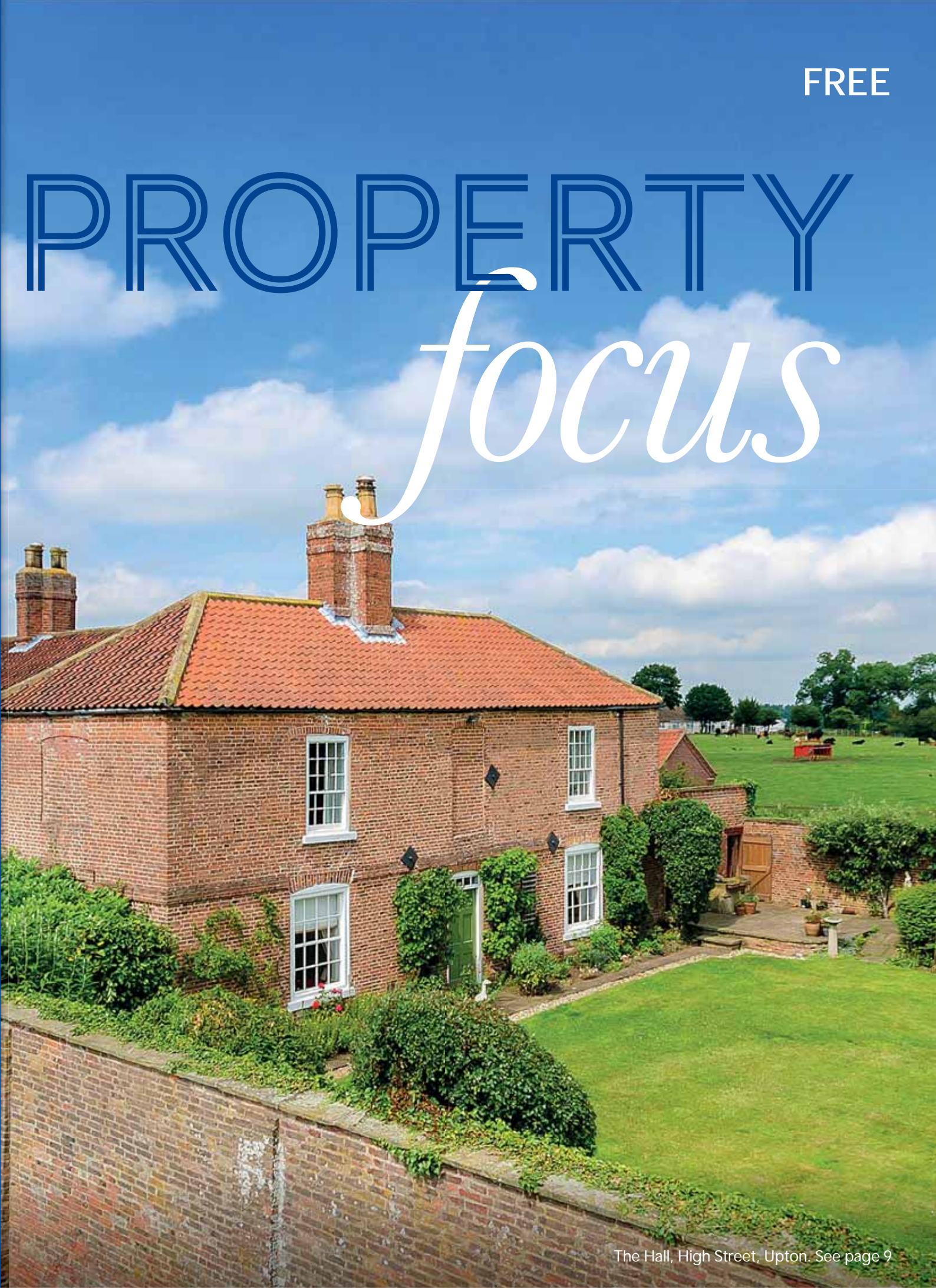
TOWN & CITY

VILLAGE &
COUNTRY

NEW HOMES

*plus news and views from
Lincolnshire and beyond*

*Chartered Surveyors
Auctioneers
Land & Estate Agents*



The Hall, High Street, Upton. See page 9

QUALITY &
COUNTRY HOUSE

SOLD



TOWN & CITY

SOLD



VILLAGE & COUNTRY

SOLD



NEW HOMES

SOLD



focus on... MARKET UPDATE



ROBERT BELL & CO LINCOLNSHIRE MARKET REVIEW

- A good summer of sales concluded.
- Homeowners increasingly reluctant to sell until they find a home to buy, keeping market supply short.
- Strong demand for detached bungalows remains across the region.
- Quality Country House inquiries remain steady from out of county buyers.
- Shortage of cottage style homes in 'key' Lincolnshire villages.
- Modern 3 bed semi-detached homes remain in good demand from investors.
- Buyer's seeking period homes in uphill historic Lincoln must play a waiting game.
- Professional objective pricing advice key for sales success this autumn and winter in an increasingly price sensitive market.
- Land Registry Lincolnshire Average House Prices as of end of June 2017 (last update).
 - Detached - £229,258.
 - Semi-detached - £153,553.
 - Terrace - £123,720.

Rightmove UK Market Average Asking Prices for August.

- Dipped to 0.9 % month on month in August, the largest fall this year.
- Down to £313,663 from £317,421 in July.
- Rise of 3.1% year on year.
- London fell 1.9% month on month to £629,270.

ATTENTION ALL READERS COMPETITION TIME!

DISCLAIMER Messrs Robert Bell & Company for themselves and for vendors or lessors of property advertised in this paper whose agents they are, give notice that: The property advertisements are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them. No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to the properties advertised. All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let. Whilst the agents have made their best endeavours to check the overall content of this publication for its accuracy, they accept no liability for any errors, omissions or misleading statements made at the time of it going to print.

WELCOME TO ROBERT BELL & COMPANY'S PROPERTY FOCUS!

The only reason why our company has been around for well over 200 years, selling homes across Lincolnshire, is because we have always been a very professional, forward thinking and innovative agency.

Today we offer one of the most progressive 21st century local regional and national marketing services for home sellers.

We are now adding yet more quality and depth to our existing highly praised sales and marketing mix, with this edition of **Property Focus** which will drop 'directly' onto the door mats of 10,000 - 15,000 homes across the region.

It's surprising as buyers' what we all miss when searching for a home online and most, but not all, local newspapers no longer provide good market coverage. Also not everyone is looking to move at the moment. They are not spending hours and hours searching

through properties online. But when they pick up their Property Focus and have a browse, they could well go from homeowner to home mover and buyer very quickly indeed!

So, if you are looking to sell and would like the opportunity to have your home presented up front 'big and bold' in the Property Focus, **contact us today for your Free Professional Marketing Appraisal** and ask your valuer for more information.

Tony Wing DipSurv MRICS FNAEA
Sales Director

A VIEW FROM LONDON

All the reports are correct. The property market in the capital has slowed down this year, and whilst some agents here are concerned about how quickly a London home will sell, it is still relatively fast compared with some parts of the UK.

Despite London sellers having to be more conservative in their pricing, their desire to move north to attractive counties such as Lincolnshire with its excellent lifestyle opportunities, great schools, rolling Wolds countryside, underrated sandy beaches and beautiful city of Lincoln remains strong. And who can blame them especially when one looks at the price differential between the two locations?

We are also seeing people over fifty planning well ahead for their retirement and selling up now to buy their dream home in Lincolnshire – often while retaining a small apartment in London to use during the working week and to add to their portfolio as a pension investment.

So rest assured, whilst things might be moving slightly more slowly here in London there are still plenty planning their escape to a city, town, village or lovely rural location in your area.

However, catching these buyers can be challenging, but if you decide to market your property with Robert Bell & Company and Mayfair Office you will be ahead of the game as we can expose your property to a wider market through our prominent office in London's West End.

Nick Churton
MD, Mayfair Office

Send us a photo of the most novel, quirky, interesting, etc., location where you can be seen reading your Property Focus for a chance to **win £25 of M&S Gift Vouchers!**

We will feature a selection of the best entries on our website, e-newsletter and twitter feed. Entries must be emailed to lincoln@robert-bell.org by no later than Tuesday 31st October and the winner of best photograph will be announced on Monday 6th November. Good luck!

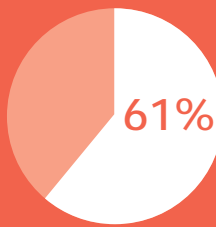
Notice: All employees of RB&Co and their families are excluded from this competition.

focus on... WEBSITE STATS

WWW.ROBERT-BELL.ORG
Website Statistics 20th July to 20th August*

VISITORS

12,208 No. of visits
+61% First time visitors



DEVICE

56% Mobile/Tablet
44% Desk top



LOCATION

Top 10 Locations for Sessions/visits

- | | |
|-----------------|------------------|
| 1. London | 6. Nottingham |
| 2. Lincoln | 7. Boston |
| 3. Horncastle | 8. Sheffield |
| 4. Grimsby | 9. Birmingham |
| 5. Woodhall Spa | 10. Peterborough |

E-NEWSLETTER

4,615 Mailing Subscribers - August 2017

*Independent Google Analytics data.

focus on... LANGTON HOUSE,, LANGTON

£795,000
bed 5 bath 2 garage 4



- Attractive imposing family residence
- Offering in excess of 3000 sq ft accommodation
- Total 8.34 acres (sts)
- Development potential within woodland/paddock
- Extensive range of outbuildings
- Far reaching views
- EPC: E



Langton House is an attractive and imposing brick built property offering in excess of 3,000 sq ft of accommodation in the main property. An extensive range of outbuildings and land including paddocks and woodland offer development potential. With a total of 8.34 acres (sts) comprising 1.5 acres (sts) plot of mature gardens that include a tennis court, terrace, orchard and beyond 5.21 acres (sts) of paddocks and 1.63 acres (sts) of woodland.

The internal accommodation comprises: entrance hallway, kitchen breakfast room, pantry, utility, garden room, study, dining room, sitting room, cloakroom and entrance porch to the ground floor with five bedrooms (3 with en-suite) and family bathroom to the first floor.

Langton House has far reaching views to the rear towards the county capital of Lincoln with the Cathedral visible on a clear day and is situated adjacent to the village of Thimbleby, less than two miles away from the Georgian market town of Horncastle and its excellent range of shopping, social, leisure and educational facilities.

Contact:
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The Walled Garden, Panton

- Superb modern Arts & Crafts style house
- Grounds approx. 6.5 acres (sts) inc kitchen garden
- A large living kitchen diner
- Range of outbuildings
- EPC: D

Formerly the Walled Kitchen Garden to Panton Hall, now offers a unique opportunity to acquire a superb modern home designed exclusively for its setting within grounds of around 6.5 acres (sts), including the wonderful Georgian walled garden of approx. 1.74 acres (sts).

£750,000

3 1 2



Lapwater Farm, West Ashby

- Popular Wolds village location
- Beautiful gardens extend to approx. 0.54 acres (sts)
- Large sitting room with dining area
- Countryside views
- EPC: D

An extremely well presented and spacious four bedroom detached house in a stunning location with no near neighbours and situated within grounds extending to approximately 0.54 acres (sts) with countryside views. The property is further benefited by a large detached garage and high speed broadband.

£395,000

4 2 3



The Mill Cottage, Sausthorpe

- Picturesque setting
- Light, generously proportioned family accommodation
- Plot extends to approx. 0.75 acres (sts)
- Overlooking fields and woodland
- EPC: D

A truly unique generously proportioned detached cottage discreetly situated on the outskirts of the village. The property benefits from versatile family accommodation and an attractive plot extending to approx 0.75 acres (sts), overlooking woodland and fields.

£350,000

3 2 1



Woodhall Hall, Old Woodhall

- Fine country residence
- Lovely rural setting
- Grounds extend to approx. 2 acres (sts)
- Two bedroom cottage currently used as holiday cottage
- EPC: E

A fine five bedroom country home located in a rural setting and benefiting from well presented, characterful accommodation and attractive lawned gardens surrounding the property including the moated site of the old Manor House and large wooden barn.

£549,950

5 2 3



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The Old Rectory, Hagworthingham 6 2 3

- Detached period residence in 2.6 acres (sts)
- Retains many period features
- Excellent family accommodation
- Extensive range of outbuildings
- EPC: F

£650,000



Ridgcot, Skendleby

 4  2  2

- Detached spacious cottage
- Blends traditional with modern living
- Attractive walled rear gardens
- Beautiful Wolds village setting
- EPC: D

£335,000



Glebe Farm, Benniworth

 5  3  4

- Grade II Listed farmhouse
- Currently used as 4 star B & B
- 2.25 acres (sts) beautiful gardens
- Self catering holiday cottage and caravan site

£850,000



Silvanus House, Wragby

 4  1  3

- Detached four bedroom house
- Well presented family accommodation
- Large dining kitchen and family room
- Gated driveway and garage
- EPC: B

£285,000



Smallholding, Thorpe Fendykes

 3  2  1

- Detached house in 4.62 acres (sts)
- Scheme of refurbishment required
- Range of outbuildings
- Wainfleet/Skegness amenities nearby
- EPC: F

£325,000



Brampton House, Tetford

 4  2  2

- Detached quality house
- Two reception rooms and garden room
- Gardens, garage and parking
- Popular Wolds village location
- EPC: C

£330,000



Iona, Candlesby

 2  1  1

- Detached deceptively spacious cottage
- Sitting/dining room, kitchen, two bedrooms
- Attractive rear garden, garage, parking
- Popular village location
- EPC: D

£150,000



The Old Foundry, Burgh le Marsh

 3  1  2

- Immaculately presented detached property
- One reception, sun lounge and three bedrooms
- Extensive range of garaging. EPC: D
- South facing garden

£299,950

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“In the last twelve months the PR Team have seen client's homes featured in *The Times*, *Sunday Times*, *Saturday Telegraph*, *Horse & Hound*, *The Week*, *The Field*, *Metro*, *The Express* and yet more publications!”



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“We target providing our clients with High Quality Personal Service and Sales Success, at the highest possible sale price, within the timescale they require!”

focus on...

THE HALL, HIGH STREET, UPTON

£485,000

🛏 5 🚗 3 🚰 3



2 Midge Inn Cottage, Hatton

- Charming semi-detached cottage
- 0.62 acres (sts) garden and orchard
- Two reception rooms, conservatory
- Garaging with solar panels
- EPC: C



🛏 3 🚗 2 🚰 1

£243,950



Trankeldales, Ranby

- Charming detached residence in 0.30 acres (sts)
- Spacious four bedroom accommodation
- Detached garage with workshop area
- Countryside views to the south
- EPC: G



🛏 4 🚗 2 🚰 2

£299,950



Windy Bottom, Belchford

- Detached well presented bungalow
- Master bedroom with dressing area/office space
- Established gardens, integral garage
- Wolds village location
- EPC: E



🛏 3 🚗 1 🚰 2

£265,000



The Old Mill, New Bolingbroke

- Detached three bedroom house
- 5 acres (sts) in total with paddock
- Currently equestrian facility
- Outbuildings offering potential for alternative uses (stnc)
- EPC: F



🛏 3 🚗 3 🚰 2

£499,950



- Grade II Listed family residence
- Three reception rooms, breakfast kitchen
- Five/six bedrooms, en-suite to master
- 1 acre (sts) gardens, paddock
- Outbuildings, stables
- Gravelled rear courtyard, landscaped walled garden

Charming Grade II Listed detached family home with 1 acre (sts) grounds. Accommodation retains period features and comprises: three reception rooms, breakfast kitchen, utility, cloakroom, shallow cellar; five bedrooms, study/bedroom six. Delightful walled front garden, ornamental pond, large gravelled rear courtyard with triple garage, stables, paddock and small spinney.

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focus on...

COACH HOUSE, RAND, MARKET RASEN

£675,000

6 4 3

Bracken House, Woodhall Spa

- Edwardian style modern family home
- Large private lawned gardens
- Master bedroom suite
- Overlooking golf course, stunning views
- EPC: C

Built in 2006 and carefully designed to create a light filled home with stunning living space, combining Edwardian style splendour with high quality modern fittings including bespoke kitchen, luxury bathrooms, high ceilings, underfloor heating to ground floors, deep moulded cornices and marble fireplace. Large living kitchen with French doors and the master bedroom having Juliet balcony making the most of the views towards the first hole of the Bracken golf course.

£895,000

4 3 3



39 High Street, Nettleham

- Detached 3 bed bungalow c/w 1 bed annex
- Large sitting room/dining room
- Garage/workshop, delightful gardens
- Gas central heating. EPC: D (Annex: E)

A detached bungalow c/w separate 1 bed annex situated in a large plot. Well appointed and presented accommodation, 3 bedrooms, sitting/dining room, kitchen, utility, family bathroom and shower room. Integrated garage/workshop, delightful landscaped gardens and countryside views. Annex has lounge with feature bay window, kitchen, bathroom and double bedroom.

£435,000

4 3 3



- Substantial six bed detached house
- Four reception rooms, large conservatory
- Delightful 1 acre (sts) grounds, water garden
- Four bay garage/workshop
- 4.8 acres (sts) separate paddock land
- Oil fired heating. EPC: C

A substantial detached country residence in the heart of the small village of Rand. The accommodation comprises: feature entrance hall incorporating boot/cloakroom and WC, office/games room, sitting room, vast lounge dining room, conservatory, breakfast dining kitchen with adjoining family room, utility. Four double bedrooms, guest with En-suite, bathroom, large master bedroom with en-suite bathroom. Two separate driveway approaches, 4 bay garage/workshop, enclosed storage/vehicle yard. Delightful landscaped and water gardens to the south of the house. Gated access through to separate 4.8 acres (sts) of paddock/grazing land adjoining St Oswald's churchyard.

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8 Millstone Close, Horncastle

- Immaculate detached dormer bungalow
- Superior quality by Shinn Developments Ltd
- Substantial range of family accommodation
- Single garage, 2nd garage/workshop
- EPC: B

4 1 2

£375,000



Church Farmhouse, Toynton St. Peter

- Grade II Listed farmhouse
- Three reception rooms
- 0.64 acres (sts) gardens, 3.26 acres (sts) paddock
- Range of outbuildings

4 3 1

£345,000



46 Louth Road, Horncastle

- Spacious detached residence
- 1930s features with quality modern fittings
- Occupies excellent plot
- Much sought after residential location
- EPC: C

4 2 3

£425,000



27 Langton Hill, Horncastle

- Detached house close to local amenities
- Attractively presented family accommodation
- Low maintenance gardens
- Sought after residential location
- EPC: D

4 2 2

£345,000



2 Sycamore Cottages, Wellingore

- Grade II Listed semi-detached cottage
- Stone detailed, exposed beams
- Courtyard garden, outbuildings
- Gas/electric underfloor heating

3 2 2

£289,950



2 The Alexandra, Woodhall Spa

- GF south facing two bed apartment
- Large lounge, kitchen, private patio
- Communal gardens, underground parking
- Gated access with concierge
- EPC: D

2 1 2

£225,000



Viridis, Horncastle

- Individually designed ECO friendly property
- Wealth of green technologies
- Open plan kitchen, dining and living space
- Attractive south facing garden
- EPC: A

4 1 2

OIEO £280,000



39 College Park, Horncastle

- Well presented detached bungalow
- Spacious three bedroom accommodation
- Attractive gardens, garage and parking
- Popular residential location
- EPC: C

3 1 2

£169,950

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COLIN LOW

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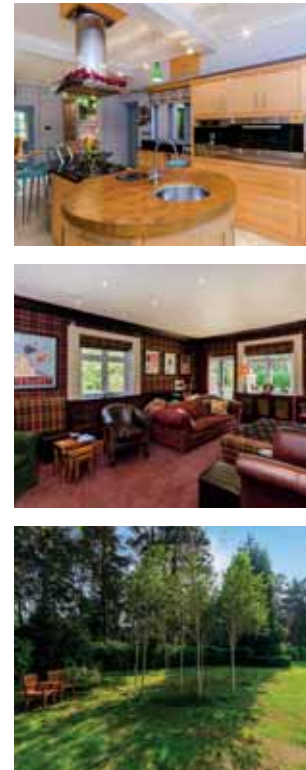
Leander, Woodhall Spa

- Period detached family residence
- Impressive 1 acre (sts) grounds
- Spacious accommodation over 3 floors
- Period features
- EPC: D

This beautiful period home successfully blends Edwardian splendour with high specification modern day fitment. The accommodation briefly comprises six bedrooms, two with en-suite, five reception rooms and breakfast kitchen. Enhanced by its high ceilings, deep moulded cornices and feature fireplaces, together with integral audio system to several rooms.

£895,000

6 5 4



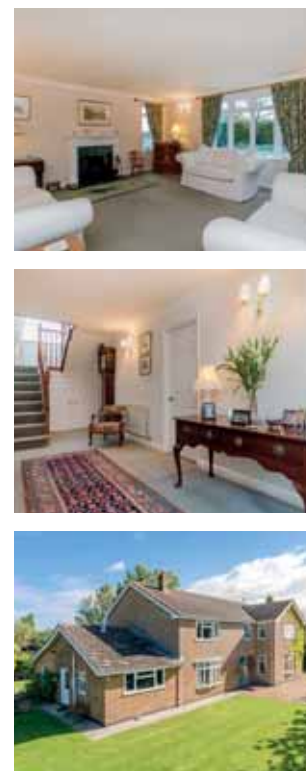
Hydra, Stickney

- Substantial detached residence
- Almost 3,000 sq ft of family accommodation
- Few near neighbours
- 3.107 acres (sts) of formal gardens and paddocks
- EPC: G

Hydra is a six bedroom house situated in a quiet lane with open views across agricultural land. Set in grounds laid out as paddocks with a number of timber sheds offering potential storage or other uses subject to appropriate consent.

£445,000

6 3 2



Riverside Lodge, High Street, Coningsby

- Two bedrooms
- UPVC double glazing
- Terraced garden leading down to River Bain
- Central village location
- EPC: C

2 1 1

£120,000



Kotitalo, Chapel Lane, New Bolingbroke

- Standing in 5 acres of grounds (sts)
- Far-reaching open countryside views
- Four bedrooms, four reception rooms, conservatory & breakfast kitchen
- Extensive range of versatile outbuildings & walled entertaining area
- EPC: D

4 4 2

£499,950



Westfield House, Toft Next Newton

- Detached house, grounds 10 acres (sts)
- Three reception rooms, garden room, study
- Stunning contemporary breakfast kitchen
- Oil fired heating. EPC: D

4 4 3

£549,950



1 Sylvan Court, Woodhall Spa

- Ground floor apartment with communal gardens
- Two double bedrooms
- Garage situated in a block
- Leasehold – NO CHAIN
- EPC: D

2 1 1

£160,000



“With high quality professional photography, floor plans, professionally printed sales brochures, site plans and more we can ensure your home stands out from the crowd!”



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5 Parkview Apartments, North Hykeham

- Modern ground floor apartment
- Living dining kitchen, 2 bedrooms
- Gated access, parking space
- Gas central heating. EPC: C

🛏 2 🛋 1 🚿 1

£139,950



1b Colegrave Street, Lincoln

- Three bedroom detached bungalow
- Sitting room, kitchen
- Driveway, garage, gardens
- Gas central heating. EPC: F

🛏 3 🛋 1 🚿 1

£189,950



12 Crescent Close, Nettleham

- Detached individual family home
- Three formal reception room, breakfast kitchen
- Drive, double garage, gardens
- Gas central heating. EPC: B

🛏 4 🛋 3 🚿 2

OIEO £425,000



4 Carnoustie Drive, Lincoln

- Modern 3 storey townhouse
- Two reception rooms, 4 bedrooms
- Integral garage, rear garden
- Gas central heating. EPC: C

🛏 4 🛋 2 🚿 2

£205,000



9 The Alexandra, Woodhall Spa

- First floor apartment in landmark building
- Period features, 2 bedrooms
- Communal gardens, underfloor car park
- Pleasing views over 'The Broadway'
- EPC: E

🛏 2 🛋 1 🚿 1

£205,000



Arion, Horncastle

- Detached three bedroom dormer bungalow
- Spacious well presented accommodation
- Attractive walled gardens
- Garage/hobby room. No through road
- EPC: D

🛏 3 🛋 1 🚿 2

£245,000

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