



**Coach House, Church Road**  
Old Bolingbroke, Spilsby, Lincolnshire, PE23 4HF







## Coach House, Church Road

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Coach House is a newly built, spacious, four-bedroom detached property with attractive open-plan living/dining/kitchen; excellently appointed throughout. A separate lounge; utility, cloakroom and versatile snug/study complete the ground floor - ensuring flexibility to suit a range of requirements. The first floor is laid out with four bedrooms, including master with en suite, and family bathroom. Occupying a quiet position in the historic village of Old Bolingbroke, the property offers dedicated parking, store and patio garden space and boasts an air source heat system, with underfloor heating to the ground floor.

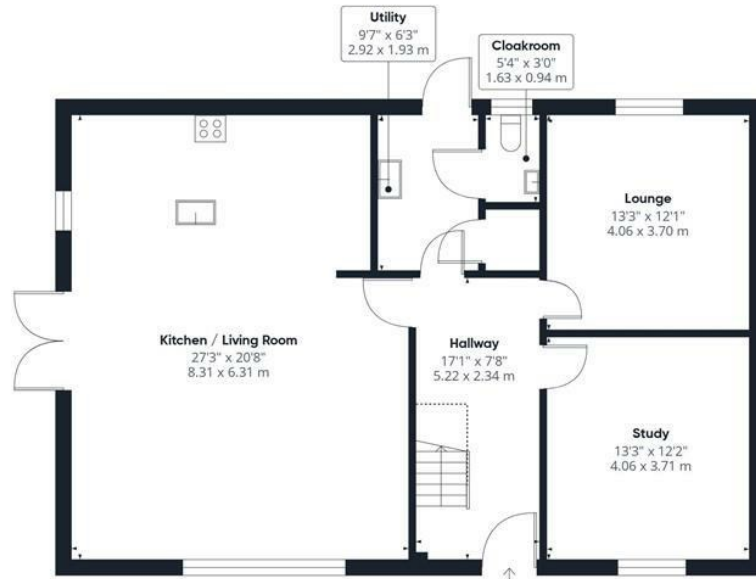
Home to the ruins of Bolingbroke Castle, birthplace of King Henry IV, Old Bolingbroke sits in a picturesque valley between surrounding hills offering beautiful countryside walks. The well serviced market town of Spilsby lies three miles away, with the larger towns of Horncastle, Boston and Skegness all within convenient distance.



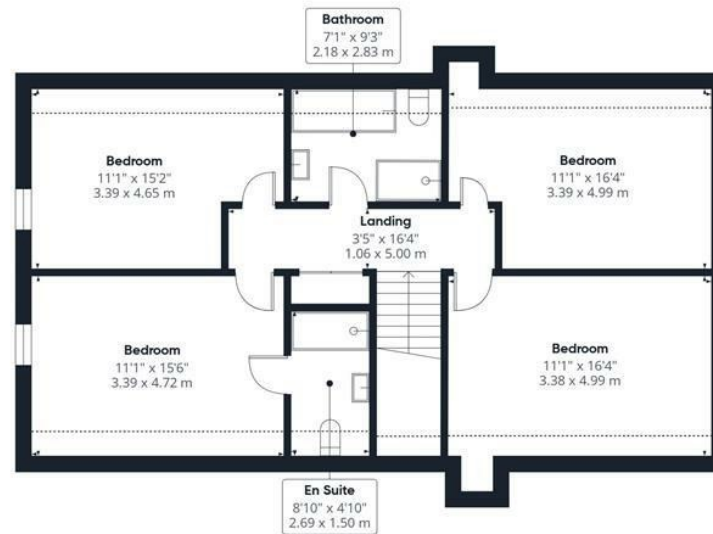
### ACCOMMODATION







Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1966 ft<sup>2</sup>  
182.8 m<sup>2</sup>

**Reduced headroom**

133 ft<sup>2</sup>  
12.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

GIRAFFE360



**COUNCIL TAX:** – Tax band: New Build

**ENERGY PERFORMANCE RATING;**

**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 Horncastle Sales office  
Old Bank Chambers, Bull Ring, Horncastle LN9 5HY

**Tel:** 01507 522222

**Email:** [horncastle@robert-bell.org](mailto:horncastle@robert-bell.org)

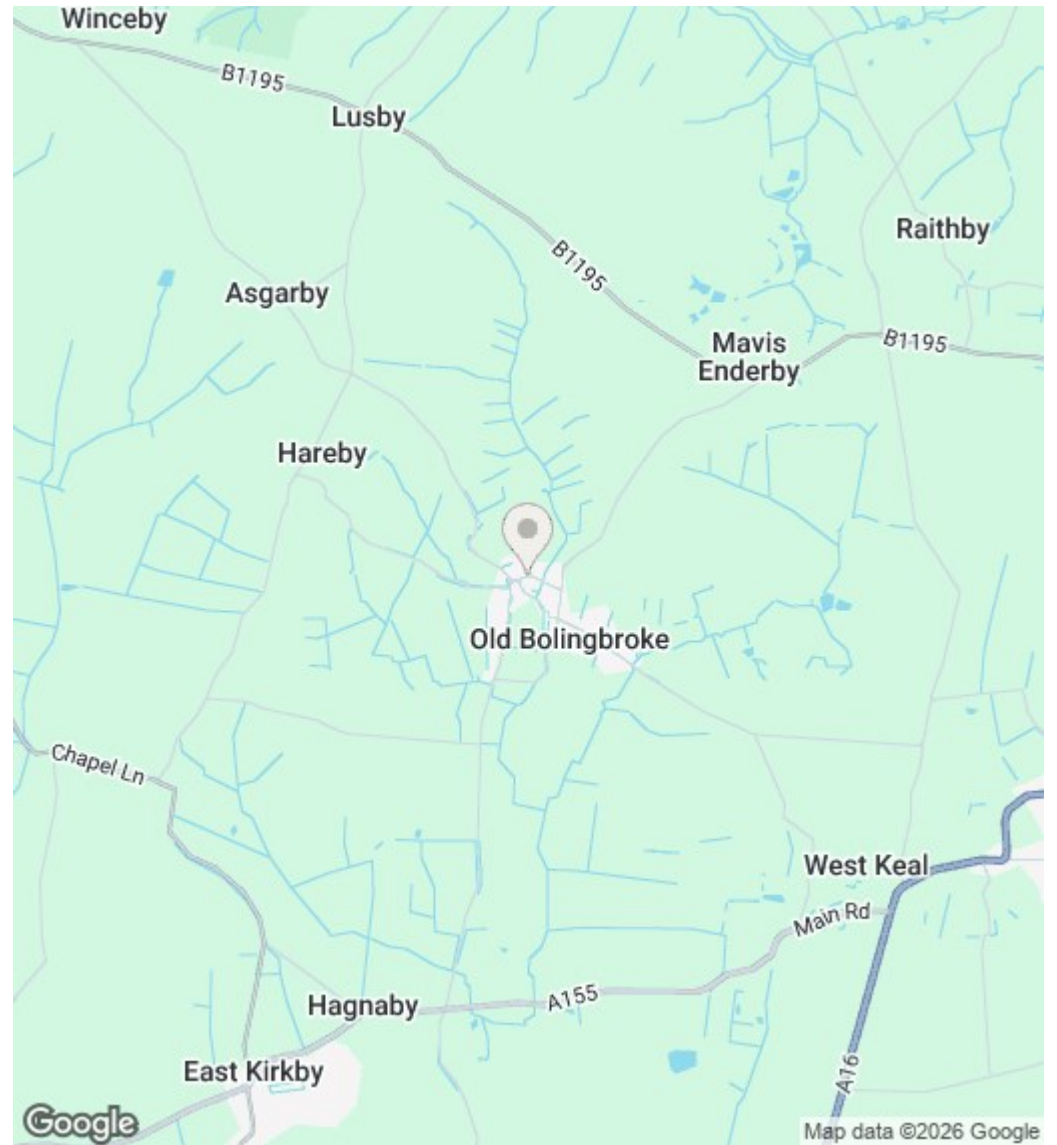
**Website:** [www.robert-bell.org](http://www.robert-bell.org)

**Brochure prepared:** 11th June 2026

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