

# Bell's Yard

Bell's Yard **Horncastle**



**quality homes** in  
a rural location



# the location

The thriving market town of Horncastle nestles in the heart of Lincolnshire - close to the historic cathedral city of Lincoln and the picturesque town of Louth.

It affords easy access to the long stretches of sandy beach which characterise the east coast and also offers the kind of rural idyll associated with Poacher Country - a designated area of outstanding national beauty, famous for its miles of footpaths and lanes so popular with walkers.

The town, complete with traditional market place, remains unspoilt and has become nationally recognised for its numerous antique shops and centres.

Its position on the Rivers Waring and Bain makes it a pleasant place to stroll round and the surrounding countryside - the rolling Lincolnshire Wolds to the north and the reclaimed fenland to the south - afford a variety of scenery and miles of footpaths and lanes for walkers.

Horncastle itself offers a range of traditional shops and pubs, a swimming pool, doctors' surgery and schools.

Built on the site of a former haulage yard - Bells Yard is one of Stamford Homes' newest development in a long and successful association with Lincolnshire.

The development will include a public open space and the retention of an existing pond - and is within walking distance of the town centre.

a designated  
area of  
outstanding  
national  
beauty



The mix of housestyles will cater for a range of lifestyle requirements, built in a variety of designs to reflect the needs of modern living.

These will include two-bedroom coach houses (being built over garages), two-bedroom houses and three-bedroom detached homes as well as the popular three-bedroom townhouse design and four-bedroom linked detached properties.



The nearby towns of Louth and Lincoln offer further recreational, business and retail opportunities and further afield but still within easy driving distance via A roads are Nottingham, Doncaster and Scunthorpe.

Lincoln station provides train links to the south and north and the international ferry terminal at Kingston Upon Hull allows quick access to the continent.

Top image: the seven acre site will include a public open space and the attractive existing pond will be retained  
Other pictures: a stroll through the thriving market town of Horncastle



## the company

Angled walls, galleried open-plan living, arched windows, wooden floors and garden rooms help achieve a creative use of light and space. Good design is, and has always been, an integral part of Stamford Homes' success story over the last 55 years.

The company has been at the forefront of innovation in regional housebuilding, developing a strong reputation for the boldness and individuality of its house design and acclaimed for its high specification and internal finish.

Voted Regional Housebuilder of the Year 2003, Stamford Homes has benefited from a major review of its customer care policy that has transformed attitudes, improved quality and delighted growing numbers of purchasers.

Although the company began life building in the Stamford area, it expanded throughout the region and today builds around 300 homes across eastern England every year.

The company's growing portfolio of work encompasses urban and rural environments and the product mix is broad, including two bedroom apartments, town houses, two, three, four and five bedroom properties plus eye-catching conversion projects.

Great care is taken to ensure the product sits comfortably within the local environment. To that end, Stamford Homes uses a wide range of building techniques and materials to deliver the most appropriate product.

External finishes reflect the local setting and a variety of bricks, tiles, slates, renders and architectural details are used to achieve this objective.

All our staff are totally focused on providing a friendly, caring and thoroughly professional service and we invite all our clients to read our "Customer Charter" on display in our Sales Offices so that they understand the standards to which we conduct ourselves.

Stamford Homes is part of the Galliford Try group of companies. Galliford Try Homes operates through four strong regional brands: Linden Homes, Stamford Homes, Midas Homes and Gerald Wood Homes specialising in Brownfield development. The business is capable of developing over 3,000 homes per year, covering the entire region from the West Country to Lincolnshire and the South-East.





# the bain two bedroom coachhouse (type A)



## FIRST FLOOR

Kitchen*/living/dining (max)	4485 x 5460mm	14'8" x 17'11"
(min)	3640	11'11"
Bedroom 1 (max)	2790 x 3880mm	9'2" x 12'8"
(min)	x 2665mm	x 8'9"
Bedroom 2 (max)	2920 x 3340mm	9'7" x 10'11"
(min)	1860 x 1745mm	6'1" x 5'8"

# the till two bedroom house (type B2)

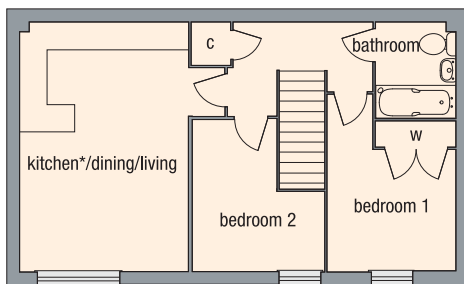


## GROUND FLOOR

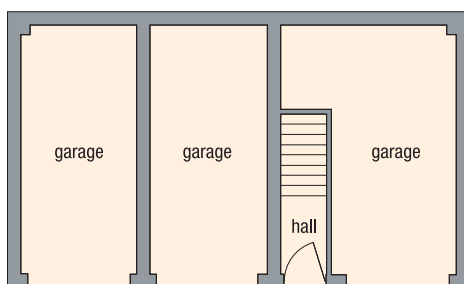
Kitchen*	3895 x 2655mm	12'9" x 8'8"
Living room (max incl. staircase)	3895 x 4805mm	12'9" x 15'9"

## FIRST FLOOR

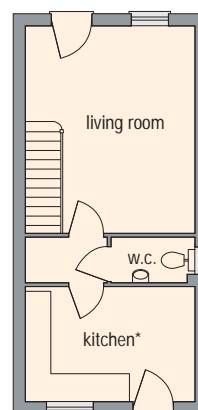
Bedroom 1 (max)	3895 x 3075mm	12'9" x 10'1"
Bedroom 2	3895 x 2725mm	12'9" x 8'11"



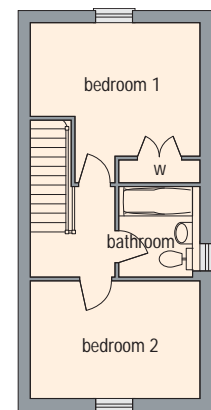
FIRST FLOOR



GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

• irregular shaped room: \*Please ask to see separate kitchen/utility layouts

# the glen two bedroom house (type B)



# the humber three bedroom house (type C)



## GROUND FLOOR

Kitchen*	3895 x 2655mm	12'9" x 8'8"
Living room (max)	2960 x 4805mm	9'8" x 15'9"
(min)	2220	7'3"

## FIRST FLOOR

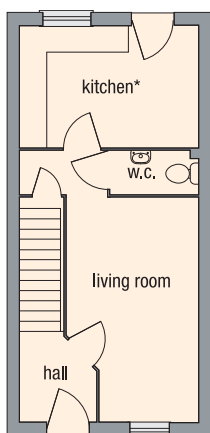
Bedroom 1 (max)	3895 x 3705mm	12'9" x 12'2"
(min)	x 2320mm	x 7'7"
Bedroom 2	3895 x 2725mm	12'9" x 8'11"

## GROUND FLOOR

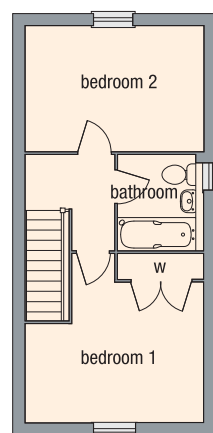
Kitchen*/dining	5375 x 3070mm	17'7" x 10'1"
Living room	3360 x 4570mm	11'0" x 15'0"

## FIRST FLOOR

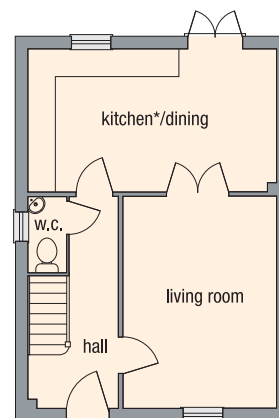
Bedroom 1 (max)	3500 x 3760mm	11'5" x 12'4"
(min)	x 2210mm	x 7'3"
Bedroom 2 (max)	3300 x 2925mm	10'10" x 9'7"
(min)	2700	8'10"
Bedroom 3 (max)	2590 x 2925mm	8'6" x 9'7"
(min)	1990	6'6"



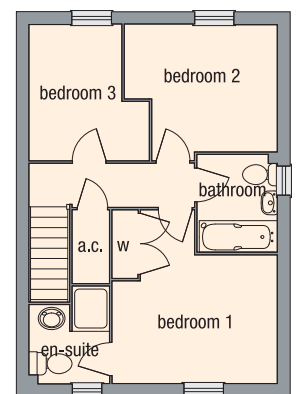
GROUND FLOOR



FIRST FLOOR  
Bathroom window plot specific



GROUND FLOOR  
W.C. window plot specific



FIRST FLOOR  
Bathroom window plot specific

\* Irregular shaped room. \*\* Please ask to see separate kitchen/utility layouts

# the freshney three bedroom house (type R)

# the nene four bedroom house (type H)



## GROUND FLOOR

Kitchen*	2615 x 3225mm	8'7" x 10'7"
Living/dining area (max)	4810 x 4515mm	15'9" x 14'9"

## FIRST FLOOR

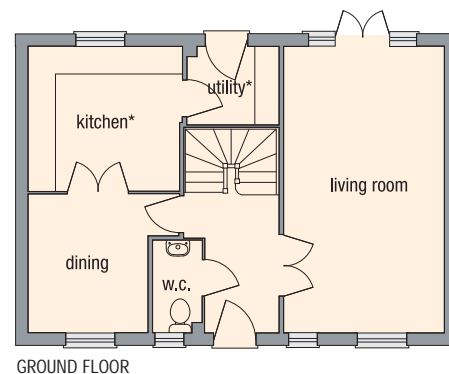
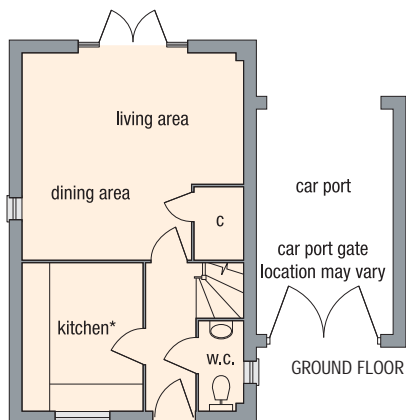
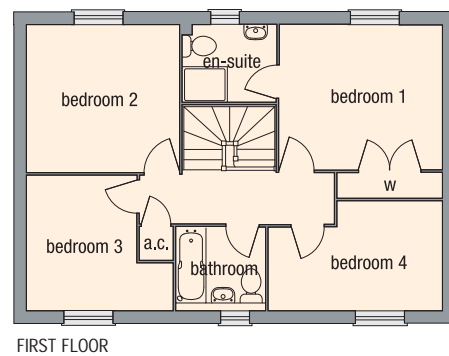
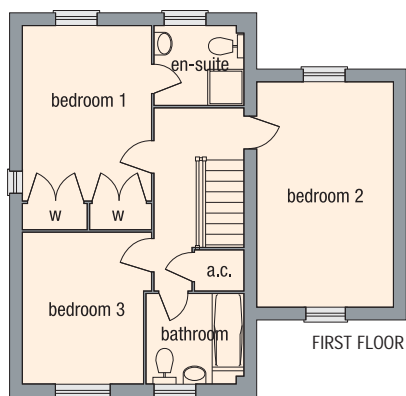
Bedroom 1 (max excl. w/drobe)	2790 x 3810mm	9'1" x 12'6"
Bedroom 2	2950 x 4895mm	9'8" x 16'0"
Bedroom 3 (max)	2790 x 3300mm	9'1" x 10'10"

## GROUND FLOOR

Living room	3510 x 6300mm	11'6" x 20'8"
Kitchen* (max)	3370 x 3175mm	11'0" x 10'5"
(min)	3300	10'10"
Dining (max)	3290 x 3040mm	10'9" x 9'11"
(min)	2610	8'6"

## FIRST FLOOR

Bedroom 1	3595 x 3190mm	11'9" x 10'5"
Bedroom 2	3355 x 3235mm	11'0" x 10'7"
Bedroom 3 (max)	3215 x 2980mm	10'6" x 9'9"
(min)	2410	7'11"
Bedroom 4 (max)	3825 x 2400mm	12'6" x 7'10"
(min)	x 1830mm	x 6'0"



\* Irregular shaped room. Please ask to see separate kitchen/utility layouts



high specification...

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# the welland

four bedroom house (type Q)



Some homes will not get a chimney

## GROUND FLOOR

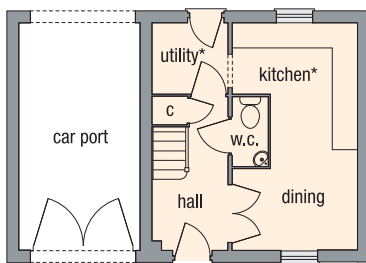
Kitchen*/dining (max)	2915 x 5340mm	9'6" x 17'6"
(min)	1875 x 1660mm	6'1" x 5'5"

## FIRST FLOOR

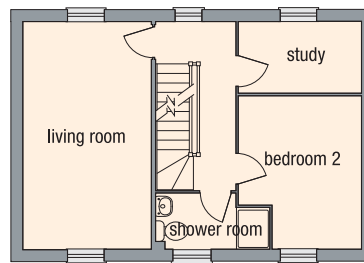
Living room	2990 x 5340mm	9'9" x 17'6"
Study	2875 x 1660mm	9'5" x 5'5"
Bedroom 2 (max)	2875 x 3595mm	9'5" x 11'9"
(min)	2075	6'9"

## SECOND FLOOR

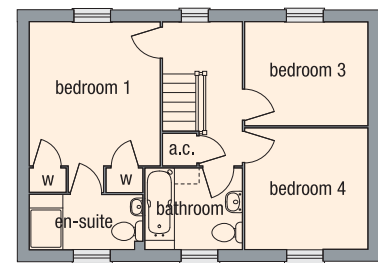
Bedroom 1 (max)	3060 x 3985mm	10'0" x 13'1"
(min)	x 3365mm	x 11'0"
Bedroom 3	2875 x 2415mm	9'5" x 7'11"
Bedroom 4	2875 x 2840mm	9'5" x 9'3"



GROUND FLOOR  
Car port gate location may vary



FIRST FLOOR



SECOND FLOOR

\* Irregular shaped room. Please ask to see separate kitchen/utility layouts

# the lymn

three bedroom house (type E1)

# the slea

three bedroom house (type E)

House shown on left is the lymn  
House shown on right is the slea

Some homes will not get a chimney



## GROUND FLOOR

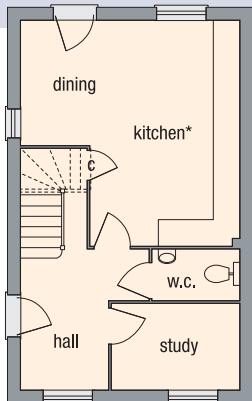
Kitchen*/dining (max)	4790 x 5000mm	15'8" x 16'4"
(min)	3280 x 2730mm	10'9" x 8'11"
Study	2810 x 1880mm	9'2" x 6'2"

## FIRST FLOOR

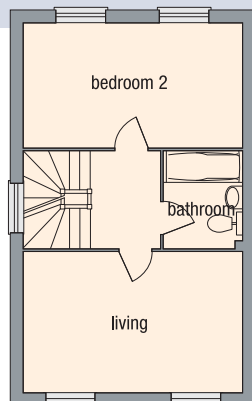
Living room	4790 x 3080mm	15'8" x 10'1"
Bedroom 2	4790 x 2730mm	15'8" x 8'11"

## SECOND FLOOR

Bedroom 1 (max)	4790 x 3080mm	15'8" x 10'1"
(min)	4170	13'8"
Bedroom 3	4790 x 2730mm	15'8" x 8'11"



GROUND FLOOR



FIRST FLOOR

## GROUND FLOOR

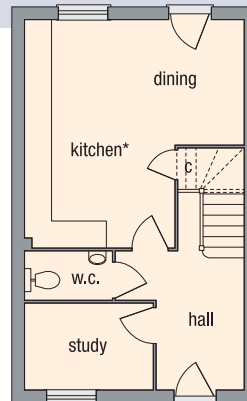
Kitchen*/dining (max)	4790 x 5000mm	15'8" x 16'4"
(min)	3280 x 2730mm	10'9" x 8'11"
Study	2810 x 1880mm	9'2" x 6'2"

## FIRST FLOOR

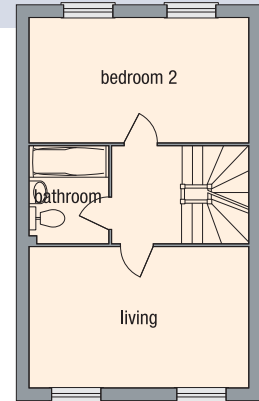
Living room	4790 x 3080mm	15'8" x 10'1"
Bedroom 2	4790 x 2730mm	15'8" x 8'11"

## SECOND FLOOR

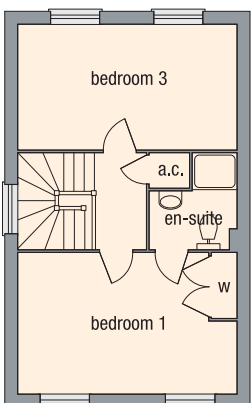
Bedroom 1 (max)	4790 x 3080mm	15'8" x 10'1"
(min)	4170	13'8"
Bedroom 3	4790 x 2730mm	15'8" x 8'11"



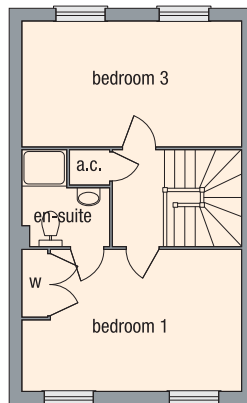
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



SECOND FLOOR

• Irregular shaped room. Please ask to see separate kitchen/utility layouts

# the waring four bedroom house (type M)

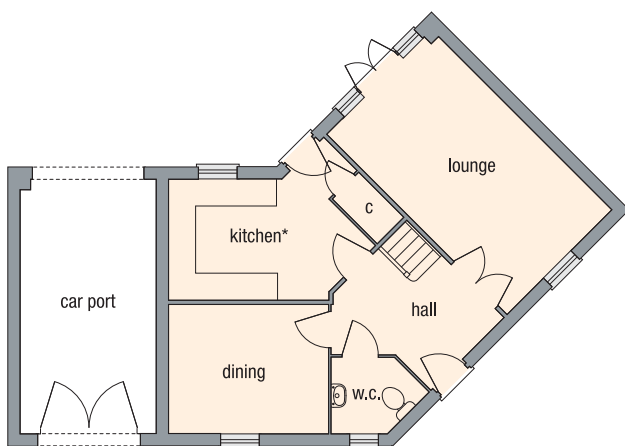


## GROUND FLOOR

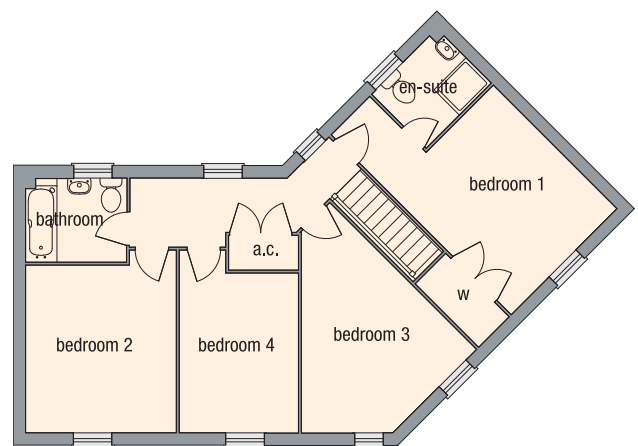
Kitchen** (max)	4530 x 3570mm	14'10" x 11'8"
(min)	x 2655mm	x 8'8"
Dining room	3520 x 2820mm	11'6" x 9'3"
Living room	3240 x 5625mm	10'7" x 18'5"

## FIRST FLOOR

Bedroom 1 (max)	3300 x 5625mm	10'10" x 18'5"
(min)	x 3860mm	x 12'8"
Bedroom 2 (max)	3315 x 4035mm	10'10" x 13'3"
(min)	x 3705mm	x 12'2"
Bedroom 3* (max)	4280 x 5280mm	14'0" x 17'4"
Bedroom 4 (max)	2650 x 4035mm	8'8" x 13'3"
(min)	x 3525mm	x 11'6"



GROUND FLOOR  
Car port gate location may vary



FIRST FLOOR

\* Irregular shaped room. Please ask to see separate kitchen/utility layouts

# the ancholme

four bedroom house (type K)



## GROUND FLOOR

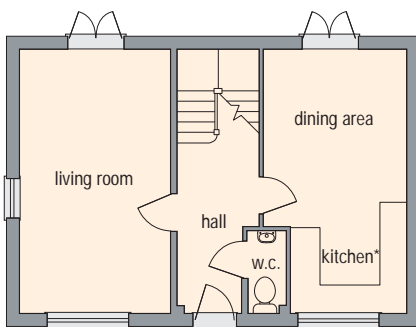
Kitchen*/dining area (max)	3110 x 5695mm	10'2" x 18'8"
Living room	3270 x 5695mm	10'8" x 18'8"

## FIRST FLOOR

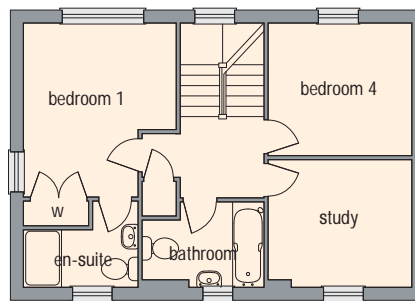
Bedroom 1 (max)	3270 x 3760mm	10'8" x 12'4"
Bedroom 4	3110 x 2865mm	10'2" x 9'5"
Study	3110 x 2745mm	10'2" x 9'0"

## FIRST FLOOR

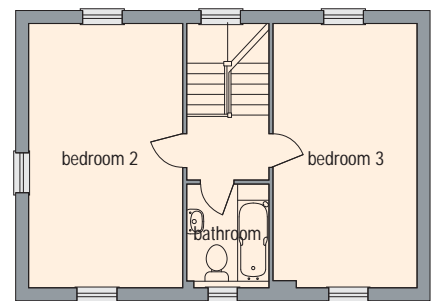
Bedroom 2	3330 x 5695mm	10'11" x 18'8"
Bedroom 3	3110 x 5695mm	10'2" x 18'8"



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

\* Irregular shaped room. \*\*Please ask to see separate kitchen/utility layouts

# the trent four bedroom house (type L)



## GROUND FLOOR

Kitchen*/dining (max)	3000 x 7360mm	9'10" x 24'1"
(min)	2740 x 1800mm	9'0" x 5'11"
Living room	3740 x 5230mm	12'3" x 17'2"

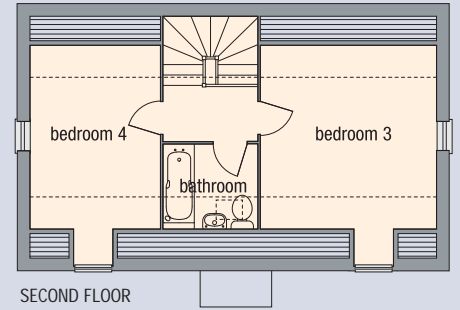
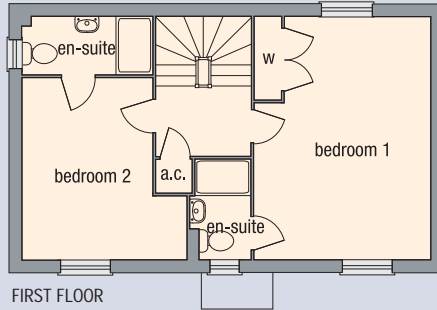
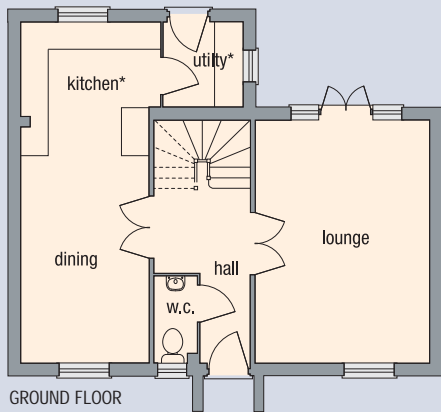
## FIRST FLOOR

Bedroom 1 (max)	3810 x 5230mm	12'6" x 17'2"
(min)	3150	10'4"
Bedroom 2 (max)	3550 x 3920mm	11'7" x 12'10"
(min)	2810	9'2"

## SECOND FLOOR

Bedroom 3 (max)	3810 x 4400mm	12'6" x 14'5"
(min)	x 3950mm	x 12'11"
Bedroom 4 (max)	2800 x 4400mm	9'2" x 14'5"
(min)	x 3950mm	x 12'11"





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# the steeping

four bedroom house (type S)



## GROUND FLOOR

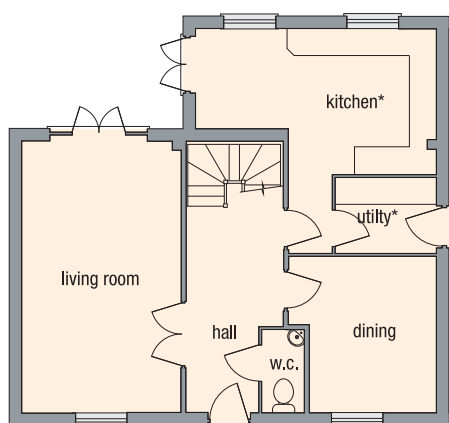
<b>Kitchen*</b> (max)	5235 x 4895mm	17'2" x 16'0"
(min)	x 2145mm	x 7'0"
<b>Dining</b> (max)	3210 x 3405mm	10'6" x 11'2"
(min)	2745	9'0"
<b>Living room</b>	3445 x 5910mm	11'3" x 19'4"

## FIRST FLOOR

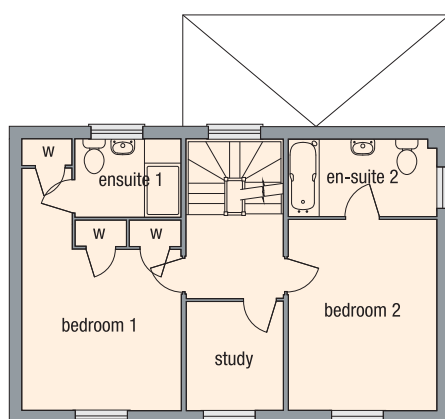
<b>Bedroom 1</b> (max)	3445 x 5290mm	11'3" x 17'4"
(min)	x 3510mm	x 11'6"
<b>Bedroom 2</b>	3210 x 4130mm	10'6" x 13'6"
<b>Study</b>	2100 x 2360mm	6'10" x 7'9"

## SECOND FLOOR

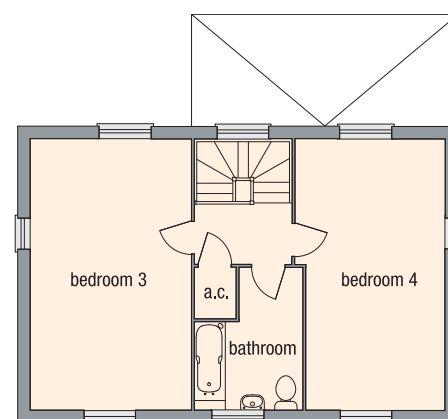
<b>Bedroom 3</b>	3465 x 5910mm	11'4" x 19'4"
<b>Bedroom 4</b> (max)	3270 x 5910mm	10'8" x 19'4"
(min)	3020	9'11"



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

\* Irregular shaped room. Please ask to see separate kitchen/utility layouts

# the witham

four bedroom house (type P)



## GROUND FLOOR

Kitchen\*/dining area                    4460 x 6895mm                    14'7" x 22'7"

## FIRST FLOOR

Living room                                    4460 x 3635mm                    14'7" x 11'11"

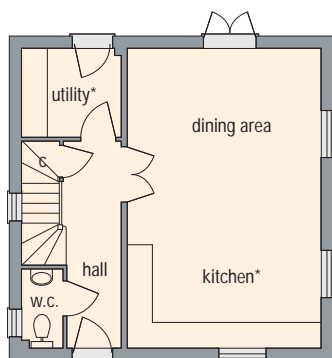
Bedroom 1 (max)                            4460 x 3140mm                    14'7" x 10'3"

## SECOND FLOOR

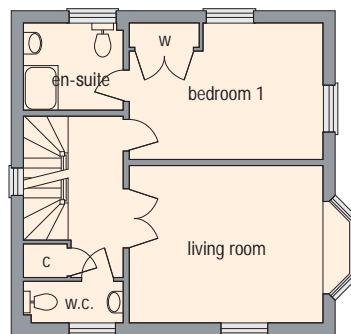
Bedroom 2                                    3475 x 3535mm                    11'4" x 11'7"

Bedroom 3 (max)                            4140 x 3275mm                    13'7" x 10'9"

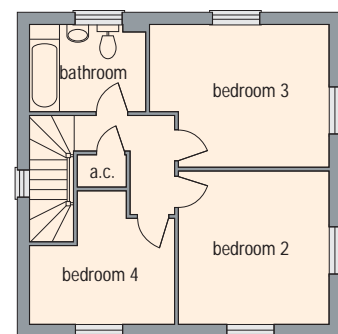
Bedroom 4\* (max)                            3335 x 3075mm                    10'11" x 10'1"



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

\* Irregular shaped room. \*Please ask to see separate kitchen/utility layouts

# features

	the bain (type A)	the till (type B2)	the glen (type B)	the humber (type C)	the freshney (type R)	the nene (type H)	the welland (type O)	the lynn (type E1)	the slea (type E)	the waring (type M)	the ancholme (type K)	the trent (type L)	the steeping (type S)	the witham (type P)
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## EXTERNAL FEATURES

High performance painted GRP timber effect front door with security locks and mains-wired door bell (*half glazed)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
External black globe light to front with photo-electric cell for night time operation	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Wiring for CCTV (camera available as an upgrade)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Half glazed painted timber back door with multi point locking system		✓	✓			✓	✓	✓	✓			✓	✓	✓
Timber French doors with safety glazing opening onto patio				✓	✓	✓				✓	✓	✓	✓	✓
Timber double glazed windows	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
White painted timber soffits & fascias													✓	
Riven paved footpaths and paved patio area to gardens (as design)		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Garage	✓	✓	✓	✓		✓		✓	✓		✓	✓	✓	✓
Car port					✓		✓			✓				
Power and lighting to garages ( <b>only where within the curtilage of the property</b> ) see site plan	✓			✓		✓			✓		✓		✓	✓
Parking space	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Outside tap		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Rear garden 1.8m close boarded fencing		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓

## INTERNAL FEATURES

Lockable double glazed windows except for escape windows	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Wiring for alarm system (system available as an upgrade)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Fire surround and hearth*						✓	✓			✓	✓	✓	✓	✓
White painted four panel doors with chrome lever handles	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Glazed doors to lounge or dining room with hardwood threshold				✓		✓								✓
Smooth ceilings throughout finished in white emulsion	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
All woodwork to be white gloss	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Magnolia emulsion to all internal walls	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Laminate flooring to open plan kitchen / living area	✓													
Fitted wardrobe for bedroom 1 with shelf and hanging rail	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Mains smoke detectors with battery backup	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

## KITCHEN

Choice of contemporary kitchen units with worktop and upstand*	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Zanussi Stainless steel fitted electric single fan oven	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Zanussi Stainless steel gas hob	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel chimney style extractor hood with stainless steel splashback	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Fully integrated Electrolux dishwasher	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Free standing Electrolux washer-dryer	✓													
Plumbing and electrics for washing machine in kitchen or utility	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel sink & drainer with contemporary chrome flexi/mixer tap	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Choice of ceramic floor tiling to kitchen & utility*		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Contemporary track spotlights to kitchen and under unit lighting to either side of hob	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel multi-grid fused switchboard for all appliances	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

Details may be subject to alteration and do not represent a contractual obligation.

	the bain (type A)	the till (type B2)	the glen (type B)	the humber (type C)	the freshney (type R)	the nene (type H)	the welland (type O)	the lymn (type E1)	the slea (type E)	the waring (type M)	the ancholme (type K)	the trent (type L)	the steeping (type S)	the witham (type P)
<b>MAIN BATHROOM ( ▼ 2ND BATHROOM )</b>														
White Laura design sanitary ware by Roca with chrome finish single lever taps	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ceramic wall tiling in a choice of colours and design*	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Half height tiling on all sanitary ware walls	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Bath, pedestal wash hand basin and w.c.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Thermostatically controlled shower over bath with full height tiling to shower area (◆ and screen)	◆	◆	◆	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Electric extractor fan	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Shaver point	✓	✓	✓											
<b>EN-SUITE TO BEDROOM 1</b>														
Ceramic wall tiling in a choice of colours and design*				✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Half height tiling on all sanitary ware walls				✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Pedestal wash hand basin and w.c.				✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Thermostatically controlled shower				✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Glazed shower cubicle with resin stone tray and full height tiling				✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Luxury sized shower tray				✓		✓	✓	✓	✓	✓	✓	✓	✓	✓
Electric extractor fan				✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Shaver point				✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>EN-SUITE SHOWER ROOM (features as above) (■ bath with screen not shower cubicle)</b>							✓					✓	■	
<b>HEATING</b>														
Energy efficient gas central heating with thermostatically controlled radiators as heating design	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Hot water storage with immersion heater backup				✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Roof insulation / thermal wall insulation	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>10 YEAR NHBC WARRANTY</b>	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>In-home Technology</b>	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓



### In-home Technology

- A Sky-ready multi-media hub is provided in the lounge - capable of distributing Sky, DVD/CD and FM from the lounge to most rooms in the house.
- Extra cabling installed ready for upgrade to Sky plus.
- Terrestrial TV and FM aerial installed prior to move-in day.
- All you need to do is tune in your TV.

For digital freeview an external aerial is required depending on location and availability

\* Choice, where stage of construction permits



Details are given as a general guide and may be subject to alteration. For individual plot details please ask a Stamford Homes Negotiator.

## siteplan

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: #f08080; margin-right: 5px;"></span> the bain A<br/>Two bedroom house<br/>Plots 15, 19 and 69</li> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: #6a3d9a; margin-right: 5px;"></span> the till B2<br/>Two bedroom house<br/>Plots 20, 21 and 22</li> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: #add8e6; margin-right: 5px;"></span> the glen B<br/>Two bedroom house<br/>Plots 16, 17, 18, 65 and 66</li> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: #4682b4; margin-right: 5px;"></span> the humber C<br/>Three bedroom house<br/>Plots 10, 13, 30, 63, 64 and 70</li> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: #191970; margin-right: 5px;"></span> the freshney R<br/>Three bedroom house<br/>Plots 9 and 52</li> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: #ffa500; margin-right: 5px;"></span> the nene H<br/>Four bedroom house<br/>Plots 14, 23, 31, 58 and 67</li> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: #ff69b4; margin-right: 5px;"></span> the welland O<br/>Four bedroom house<br/>Plots 8, 53, 59 and 71</li> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: #00ced1; margin-right: 5px;"></span> the lymn E1<br/>Three bedroom house<br/>Plots 5, 27, 35, 56, 62 and 73</li> </ul> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: #ffff00; margin-right: 5px;"></span> the slea E<br/>Three bedroom house<br/>Plots 6, 7, 25, 26, 36, 38, 39, 40, 54, 55, 60, 61 and 72</li> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: #ff8c00; margin-right: 5px;"></span> the waring M<br/>Four bedroom house<br/>Plots 74 and 75</li> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: #ffa07a; margin-right: 5px;"></span> the ancholme K<br/>Four bedroom house<br/>Plot 37</li> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: #9370db; margin-right: 5px;"></span> the trent L<br/>Four bedroom house<br/>Plot 68</li> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: #00b0f0; margin-right: 5px;"></span> the steepings S<br/>Four bedroom house<br/>Plot 57</li> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: #dc143c; margin-right: 5px;"></span> the witham P<br/>Four bedroom house<br/>Plot 24</li> </ul> |
|--|---|



## directions



**From Lincoln**, travel east on the A158 towards Skegness. Pass through the villages of Wragby and Baumber and past the Horncastle Golf Club on the left. On entering Horncastle, cross the River Bain and turn left onto the A153 towards Louth. Pass the tourist information centre and Old Nick's Tavern on the right, then the Angel Inn and Admiral Rodney Hotel on the left.



Bell's Yard can be found on the left hand side along the Rope Walk, opposite Stanhope Road.