



Woodlands

Kirkby Lane, Woodhall Spa, Lincolnshire LN10 6YY


£999,950

**BELL**  
ROBERT BELL & COMPANY









# Woodlands, Kirkby Lane Woodhall Spa, Lincolnshire LN10 6YY

Lincoln – 20 miles

Grantham – 33 miles with East Coast rail link to London

Boston – 17 miles

(Distances are approximate)

An eye catching family home of some considerable appeal situated to an enchanting woodland setting close to this most sought after of Lincolnshire villages. Internally the property enjoys an extensive range of extremely well presented accommodation including five bedrooms, three having en-suite, three reception rooms and a striking 45 feet in length living kitchen. Outside the property is further enhanced by its superb grounds of approximately 1.5 acres, enclosed and providing large lawned area to the south side with covered 'out room', kitchen garden and mature woodland to the north. There is a detached double garage with room above and ample parking for many vehicles. A viewing of this remarkable home is highly recommended to fully appreciate the accommodation and setting on offer.

Woodhall Spa offers a good range of shopping and social facilities. The village with its tree lined avenues, Edwardian hotels, Kinema in the Woods, and possibly one of the best inland golf courses in Britain has become increasingly popular as a residential setting. The market town of Horncastle lies approximately six miles away and stands in the gateway to the Lincolnshire Wolds, an area designated as being of Outstanding Natural Beauty. The historic City of Lincoln and the East Coast both lie within driving distance.





### **Accommodation**

Entrance is gained through a solid timber door into:

### **Main Reception Hall**

Having staircase to the first floor, radiator, power points and timber latch doors to:

### **Sitting Room/Snug 13' 3" x 12' 6" (4.04m x 3.81m)**

Currently used as a sixth bedroom but could equally be suitable as a further reception room, games room or family room. With front aspect, radiator, power points and door to rear lobby.

### **Living Room 32' 3" x 12' 6" (9.82m x 3.81m)**

A wonderful main triple aspect reception room with patio doors to the south gardens. There is a cast iron stove set to open brick surround, stone hearth and timber mantle. There is a radiator, power points and solid timber double doors opening to:

### **Living Kitchen 45' 0" x 14' 0" (13.71m x 4.26m) extending to 17' 8" (5.38m)**

This striking room is the 'Hub' of this superb home, an ideal space for the family to congregate and also perfect for more formal entertaining providing most appealing views towards woodlands. The stylish kitchen area has a wide range of fitted units comprising stainless steel twin sink inset to extensive quartz worksurface over base units. There is a substantial quartz covered island unit providing further storage below including double size wine chiller. There is a range double oven with five ring gas hob, ample power points, ceiling spot lights, many power points, latch door returning to the reception hall and doorway to:

### **Inner Hall**

Also, with tiled flooring and having door to the following:

### **Rear Lobby/Boot Room 11' 10" x 7' 10" (3.60m x 2.39m)**

With full height fitted cloaks cupboard, cloak hooks to one wall, tiled flooring, radiator, power points and door to rear of property.

### **Home Office 11' 9" x 9' 3" (3.58m x 2.82m)**

Situated to an ideal spot in the house, away from the main living areas and where you can see if visitors arrive. Perfect for 'working from home'.

### **Cloakroom**

With a low-level WC and a wash hand basin.





### **Laundry Room 8' 2" x 7' 8" (2.49m x 2.34m)**

With front aspect and having stainless steel sink drainer inset to worksurface over base units including space and plumbing for washing machine. There is timber flooring, radiator and power points.

### **First Floor**

#### **Landing**

With feature alcove providing pleasant views, could be occasional workstation area or just a nice seating area. There is access to the roof space and doors to the bedrooms as follows:

### **Main Bedroom 21' 5" x 15' 1" (6.52m x 4.59m) main area**

A dual aspect room with built-in storage, wood effect flooring, radiator, power points and door to **En-Suite** having a suite comprising large easy access shower cubicle, pedestal wash hand basin and a low-level WC, ceiling spot lights and a heated towel rail.

### **Bedroom 2 22' 8" x 18' 4" (6.90m x 5.58m)**

With woodland views and having built-in double wardrobe, two radiators, power points and door to **En-Suite** with a suite comprising shower cubicle, pedestal wash hand basin and a low-level WC, radiator and ceiling spot lights.

### **Bedroom 3 22' 9" x 12' 3" (6.93m x 3.73m) average of an irregular shaped room**

An ideal teenager's room being partially separated to provide bedroom and living space. There is built-in double wardrobe, two radiators, power points and door to **En-Suite**, with a suite comprising shower cubicle, pedestal wash hand basin and a low-level WC. There is a heated towel rail and ceiling spot lights.

### **Bedroom 4 16' 0" max x 10' 0" (4.87m x 3.05m)**

With a woodland aspect and having radiator, power points and two built-in storage cupboards.

### **Bedroom 5 13' 8" x 6' 8" (4.16m x 2.03m) extending to 11' 6" (3.50m) in part**

With front aspect and having radiator and power points.

### **Bathroom**

With a suite comprising spa bath having shower taps, separate shower cubicle, pedestal wash hand basin and a low-level WC. There is a built-in storage cupboard, wood effect flooring, ceiling spot lights and a heated towel rail.







## Outside

The property is approached through timber five bar double gates over a gravelled driveway providing parking for many vehicles and leads to **Detached Double Garage 20' 7" x 19' 0" (6.27m x 5.79m)** with up and over door, power and lighting. There is a room above the garage with dormer window providing potential for a games room/hobby room for example, there is an external door but requires external staircase. The gardens are thoughtfully designed with the formal gardens to the south side, predominantly laid to lawn and enclosed by mature hedging from the minor passing road providing excellent privacy. There is a stone paved patio area off the living room extending to a timber open sided '**Out Room 14' 3" x 8' 4" (4.34m x 2.54m)**' an excellent outside all weather entertaining area. There is an enclosed **Kitchen Garden** with vegetable plots, 2 greenhouses, garden store and potting shed. There is a large **Timber Store** to the rear **32' 0" x 16' 0" (9.75m x 4.87m)** separated into three sections providing excellent store for garden equipment. To the north side of the house is the namesake woodland, a shady area of mature trees having rope ladders, tree houses, rope bridges and swings bordering a running beck with timber bridge to neighbouring woodlands.

## Further Information

Mains water and electricity with drainage to a private system. Oil fired central heating. UPVC double glazing.

**Local Authority:** East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincolnshire LN9 6PH. Tel No: 01507 601111

DISTRICT COUNCIL TAX BAND = E

EPC Rating = C

**Notes:** The Agents have not been privy to the contents of the Title of the property and cannot in any way formally confirm the boundaries of the property or the existence of any Covenants, Easements or Rights of Way, which might affect it. Any plan shown in this brochure is purely presented as a guide and all boundaries and areas will require further verification. The Agents refer prospective purchasers to the vendor's solicitors in regard to all these matters.

**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 appointment with the agent's Woodhall Spa Office, 19 Station Road, Woodhall Spa, Lincolnshire. LN10 6QL. Tel. 01526 353333. Email: woodhallspa@robert-bell.org Website: <http://www.robert-bell.org>

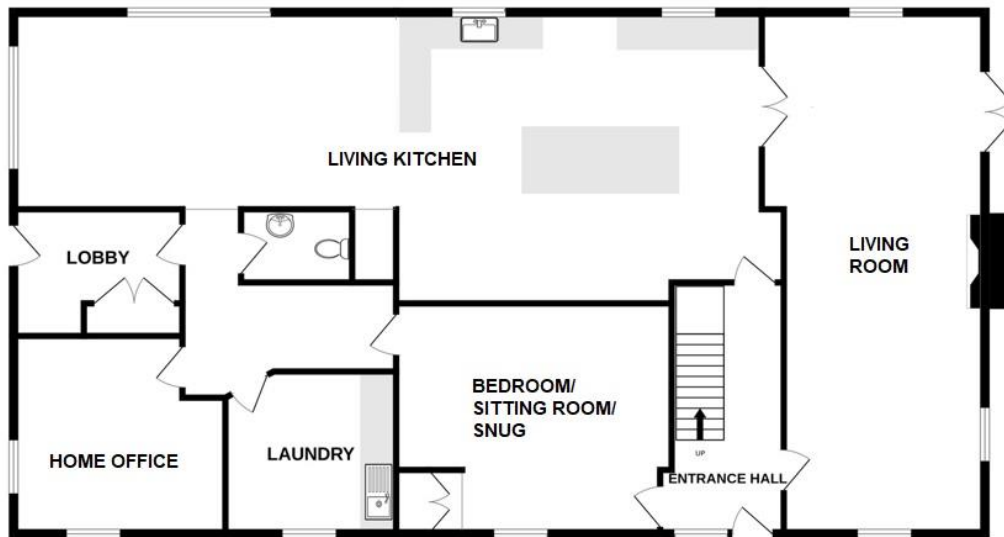




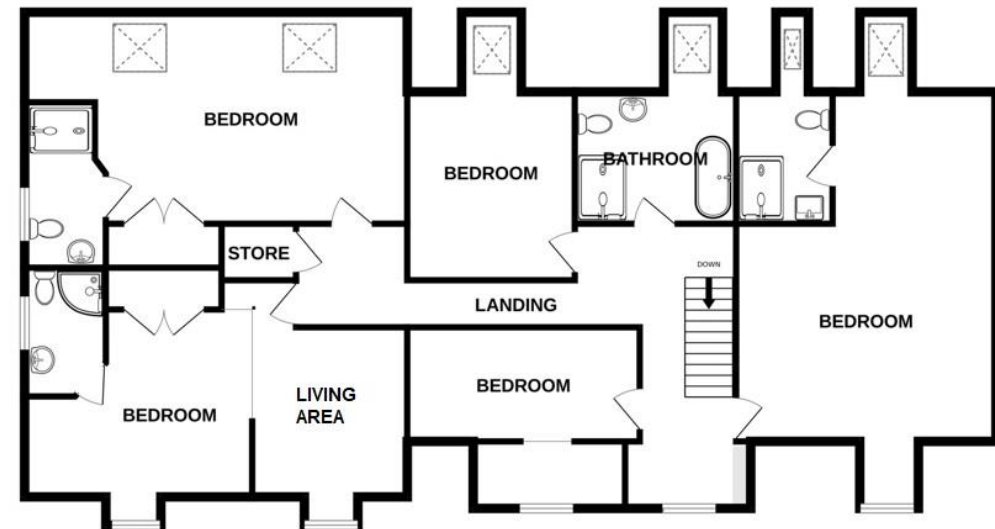




GROUND FLOOR  
1936 sq.ft. (179.9 sq.m.) approx.



1ST FLOOR  
1660 sq.ft. (154.2 sq.m.) approx.



TOTAL FLOOR AREA : 3596 sq.ft. (334.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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