

Country House



Womersley House, Woodhall Spa.

Possibly the most attractive house in this sought-after golf haven, set within four acres of mature grounds. Womersley House was built by the Hotchkin family who were instrumental in the development of the adjoining Hotchkin Golf Course (Now the headquarters of the English Golf Union)

- Four acres of mature gardens adjoining the Hotchkin Championship Golf Course
- Secluded position at the heart of this popular Spa
- Drawing Room, Dining Room, Morning Room & Breakfast Kitchen
- Master Bedroom Suite, Guest Bedroom Suite, Six further Bedrooms and Two further Bathrooms
- Potential to divide for staff accommodation
- Garaging for up to four cars and stores
- All Mains Services

19 Station Road, Woodhall Spa, LN10 6QL
Tel: 01526 353333 Fax: 01526 352600
E-mail: woodhallspa@robert-bell.org
Website: www.robert-bell.org

Description

Womersley House enjoys a private and secluded position at the heart of this popular Spa resort. A majestic drive gives access through an automatic gate to the expansive four acre grounds which border the historic 'Hotchkin' Champion golf course (voted no.27 in the world).

The drive sweeps round to a lawned oval turning circle in front of the house with a further side drive leading to the garaging. There is a paved terrace to the south and west of the house, with colourful lavender rose and wisteria cloaking the house walls.

The immediate grounds around the house are mainly lawns with herbaceous borders, high beech hedges, mature trees and rhododendrons forming a beautiful ever-changing background.

The western lawn extends to a grassed avenue giving an attractive vista through the mature woodland.



Accommodation

Ground Floor

An ornate stone arch over the front leads to an entrance vestibule with tiled floor and glazed door to main hall.

The **Main Hall** has a wooden floor and an ornate oak staircase ascends to the galleried

landing. Leading off the hall are a walk in cloakroom and washroom with basin and W.C. The doors to the main rooms off the hall are polished flame mahogany on one side and oak the other.

The southwest facing **Drawing Room** has a polished oak floor, bay window to the west overlooking the garden and glazed doors to terrace. The fireplace has a Georgian carved over mantel, marble inlay and metal grate. There is also an air conditioning unit.



Fireplace in Drawing Room

A charming south facing **Morning Room** has an unusual oval window facing east.

The **Dining Room**, again with polished oak floors faces west and north and has a glazed door to the terrace.

The fireplace has a carved overmantel with pillaring and marble with brick inlay. A door leads to the butler's pantry (which connects to the kitchen). There is a range of china cupboards, worktops and double sink.

A side hall leads to the **Kitchen**, which benefits from an extensive range of wall and base units, Rangemaster gas cooker, Britannia extractor fan and a door leads to the larder.

This hall also gives access to a **Study** with fireplace and a range of fitted cupboards; other rooms include the **Gun Room**, **Utility**, back entrance (with log store) and back staircase.

First Floor

The spacious central galleried landing enjoys display alcoves and leads to the **Master Bedroom Suite**, facing south and west with a range of fitted wardrobes. A door connects to the dressing room; another door leads to the master bathroom with bath, wash hand basin and separate W.C.

From the main landing a door leads to the **Guest Bedroom** with part tiled en-suite bathroom comprising bath, basin and W.C.

A side landing leads to **Bedroom 3** with a south facing aspect with a range of fitted wardrobes, basin with mirror over, and separate W.C.

Bedrooms 4 and 5 each have a basin with light over.

A further side landing leads to separate accommodation including a **Laundry Room** with a range of fitted cupboards, **Bedroom 6**, further **Bathroom 4** with part tiled walls and low level W.C, bath and basin, **Bedroom 7** faces east and **Bedroom 8** south with a range of fitted wardrobes.

Outside

The contemporary brick and clay tiled garage block (35 x 20) lies to the north east of the main house. There are two radio controlled automatic doors and **garaging for four cars** with concrete floor, power, lighting and water tap. The extensive roof space is partly boarded for storage. A personnel door leads via enclosed wrought iron railings to the back door. There are security and normal outside lights.

A brick built game larder/mower store adjoins the garage block and behind there is further fuel store. Also accessed from the outside is the boiler room. This houses the (Ideal Concord 230 and Halsted Buckingham) boilers, large hot water cylinders and water softener. **The central heating system needs refurbishment.**

Planning

Planning consent has been obtained for a new garage and amenity block lying to the east of the existing garage block. Plans are available to interested parties.

Discussions have taken place with the Planning Authority for the possibility of constructing a lodge cottage adjoining the service drive and could present the opportunity for additional staff or other accommodation.

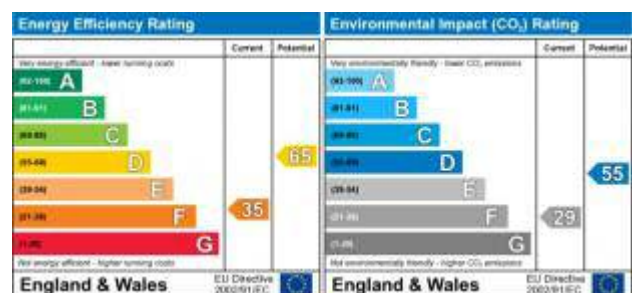


Fireplace in the Dining Room

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.

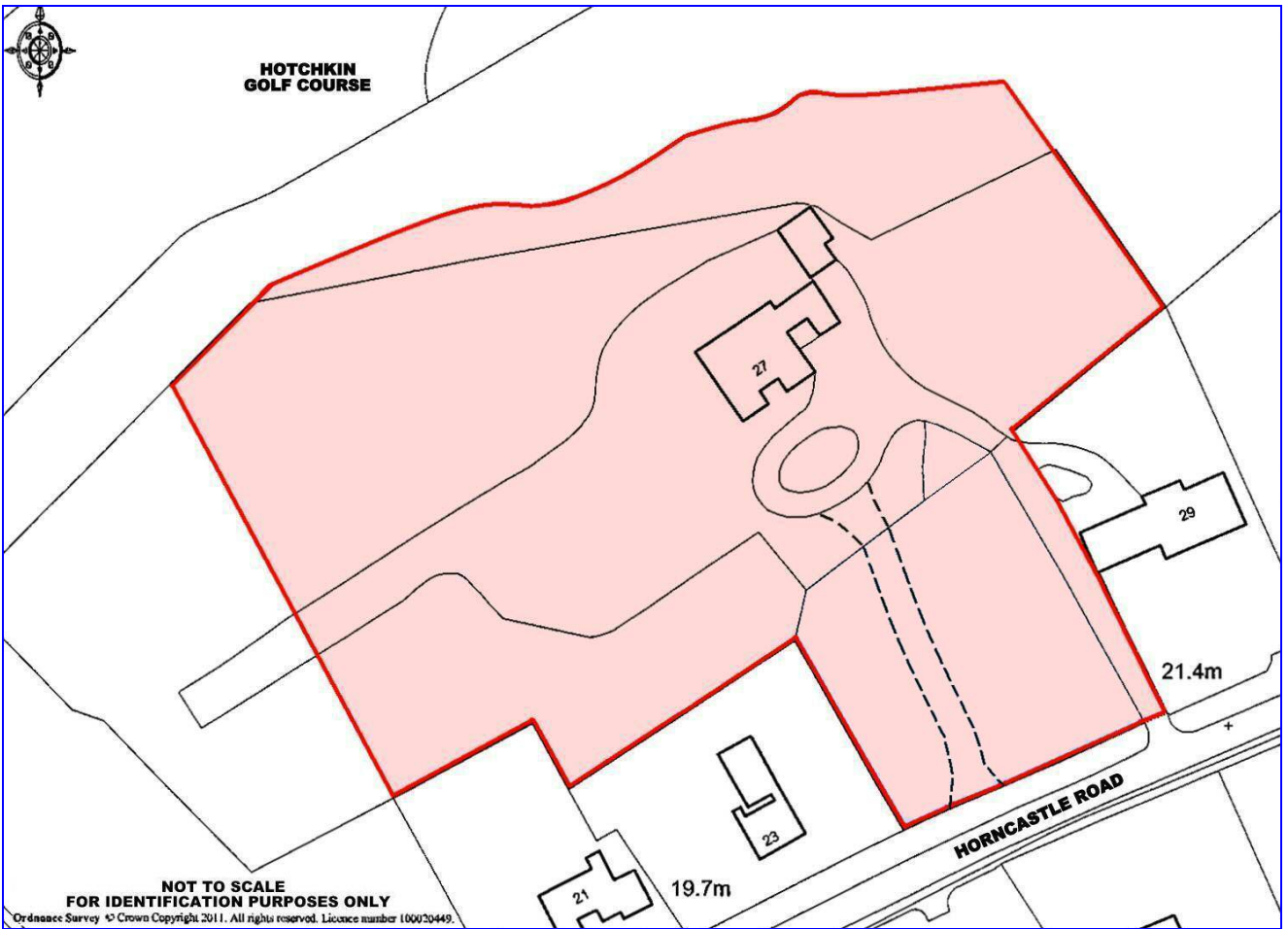
VIEWING: By arrangement with the agents Woodhall Spa office, 19 Station Road, Woodhall Spa, Lincs. LN10 6QL. Tel: 01526 353333. Fax: 01526 352600.

Email: woodhallspa@robert-bell.org
Primary Web Sites: www.robert-bell.org
www.rightmove.co.uk

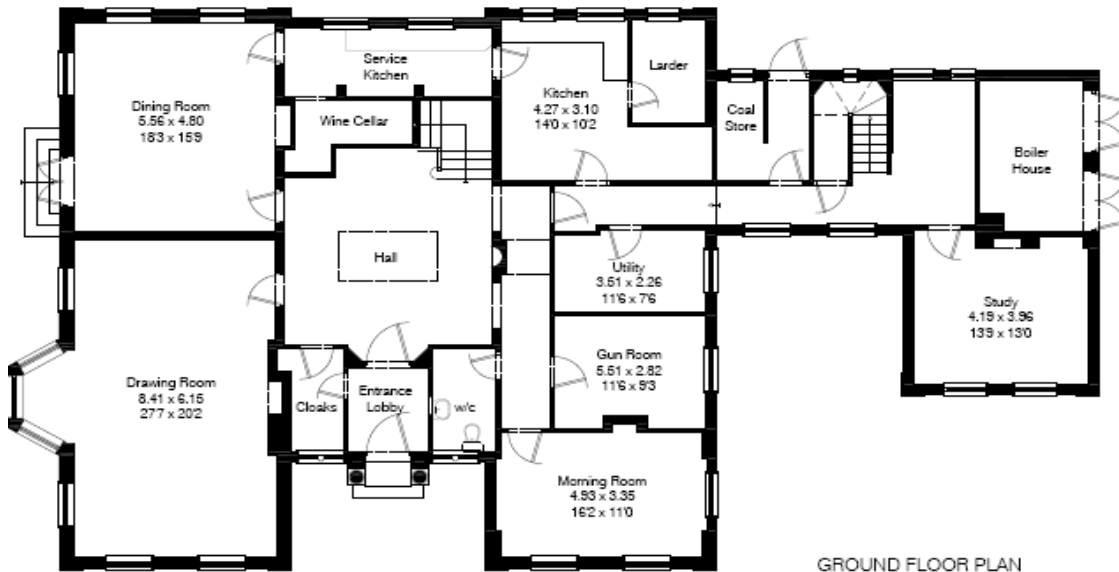
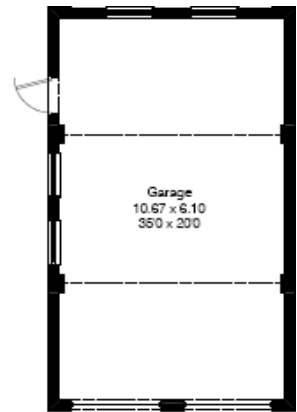


The Energy Efficiency Rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The Environmental Impact Rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.



WOMERSLEY HOUSE, WOODHALL SPA, LN10 6UY
LAYOUT PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN

View over the western garden



THESE PARTICULARS WERE PREPARED JULY 2010

The agents have not been privy to the contents of the Title of the property and cannot in any way formerly 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 area measurements presented, subject to survey, **will** require further verification. We formally instruct you to speak to our client's solicitors in regard to all of these matters.

WO0001 2951



Chartered Surveyors, Auctioneers, Land & Estate Agents

R351

Ravensworth Digital 0191 2303553

