



Hilo Cottage

Sandy Lane, Woodhall Spa, Lincolnshire LN10 6UR

£395,000

BELL
ROBERT BELL & COMPANY



Hilo Cottage

Sandy Lane, Woodhall Spa Lincolnshire LN10 6UR

Lincoln – 19 miles

Grantham – 34 miles (with East Coast rail link to London)

Boston – 19 miles

(Distances are approximate)

A well-presented country cottage of some considerable appeal situated along a quiet country lane close to the most sought-after Lincolnshire village of Woodhall Spa with its wide range of shopping, social and sporting facilities. Internally this extended home offers a wide range of versatile accommodation including three bedrooms and thoughtfully designed living accommodation retaining many appealing features including exposed ceiling beams, feature fireplaces and two separate staircases. Externally the property is further enhanced by its attractive gardens mostly laid to lawn with flowing 'beck' through the middle to provide a most enchanting setting, an ideal spot to enjoy the famous Lincolnshire skies. Please Note; in recent times Hilo Cottage has undergone a significant upgrade regarding its running costs with an air source heat pump and 16Kw solar panels with battery storage providing cheaper electricity and also some income from energy sent onto the national grid, good for the pocket and the environment!

Accommodation

Entrance into the property is gained through a UPVC entrance door leading to:

Reception Hall

With the first staircase to the first floor, radiator, coved ceiling, doors to sitting room, kitchen diner and door to:



Laundry/Boot Room 6' 11" x 6' 9" (2.11m x 2.06m)

With views over the rear garden this useful room has fitted worksurface under wall units and space with plumbing for washing machine. There are cloak hooks to two walls and power points.

Sitting Room 13' 1" into bay x 14' 0" (3.98m x 4.26m) and sitting area 10' 5" x 5' 3" (3.17m x 1.60m)

Having a very pleasant westerly view over Sandy Lane to open countryside beyond and from the sitting area views to the rear garden. There is a modern Victorian style fire place with gas coal effect fire, moulded cast back with decorative tiled inserts, oak style moulded surround and tiled hearth. There are exposed ceiling timbers, radiator, wall lights, television aerial, radiator, power points and archway to:

Second Staircase Lobby

With staircase to bedroom two, radiator, power points and door to:

Downstairs Shower Room 6' 1" x 5' 6" (1.85m x 1.68m)

Attractively appointed in a contemporary design style with corner shower cubicle with 'Triton' shower fitting, wash hand basin over vanity cupboard below, low-level WC with concealed cistern, built-in cupboard, tiling to all walls, cottage style ledged and braced door, radiator and ceiling spot lights.

Dining Room 11' 3" x 10' 10" (3.43m x 3.30m)

Having a westerly view from the bay window across Sandy Lane and a wide-open archway to the kitchen. There is feature exposed ceiling timbers, radiator, power points and door to garden room.

Kitchen 10' 9" x 10' 10" (3.27m x 3.30m)

Overlooking and having UPVC door to the attractive rear garden. There is a porcelain one and a half sink drainer inset to a wide range of oak country style fitted units over base units including integral dishwasher, fridge and freezer. There is an electric four ring hob, combination multi-functional electric fan oven/microwave, feature 'ESSE' woodburning cooker stove. There are wall mounted cupboards with downlighting, filter hood over the hob, exposed ceiling timbers, ceiling spot lights, power points and door to:

Study/Office 9' 11" x 7' 11" (3.02m x 2.41m)

A dual aspect room providing garden views and having fitted worksurface with useful storage. There are coved ceiling, radiator and power points.



Garden Room 15' 3" x 9' 11" (4.64m x 3.02m)

An excellent addition to the reception space of the cottage and having a delightful view over Sandy Lane towards open countryside and across the garden to the south. There is a French window providing access out into the garden, pine panelled ceiling, tiled flooring, radiator and power points.

First Floor Landing

Having access to roof space, coved ceiling, doors to main bedroom and 'Jack and Jill' main bedroom en-suite and:

Bedroom 3 7' 0" x 5' 9" (2.13m x 1.75m)

With an easterly view over the rear gardens and beyond onto adjoining countryside. There is coved ceiling, radiator and power points.

Main Bedroom 14' 8" x 11' 3" (4.47m x 3.43m)

Of excellent proportions and having views over open countryside, sloping ceilings in part, built-in wardrobe space, coving, radiator, power points and door to:

Substantial En-Suite Bathroom 10' 8" x 9' 5" (3.25m x 2.87m)

With a suite consisting of corner shower cubicle, wash hand basin over vanity storage, bidet and a low-level WC, large built-in storage cupboard, tiling to three walls, radiator and heated towel rail.

First Floor from Second Staircase

Bedroom 2 16' 0" x 11' 7" (4.87m x 3.53m)

Of good proportions this dual aspect room has views over the rear garden and open countryside. There are extensive built-in wardrobes, access to roof space, radiator and power points.

Outside

The cottage stands in a delightful country setting with areas of lawn and mature planting to all sides enhanced by landscape features and beck with footbridge over and garden storage. To the northern end of the road frontage there is a small pull in driveway area and open car port.

Further Information

Mains water and electricity with drainage to a private system. Air source heat pump heating. 16Kw solar panels with battery storage.

Local Authority: East Lindsey District Council, Tedder Hall, Manby Park, Louth, Lincolnshire LN11 8UP. Tel No: 01507 601111

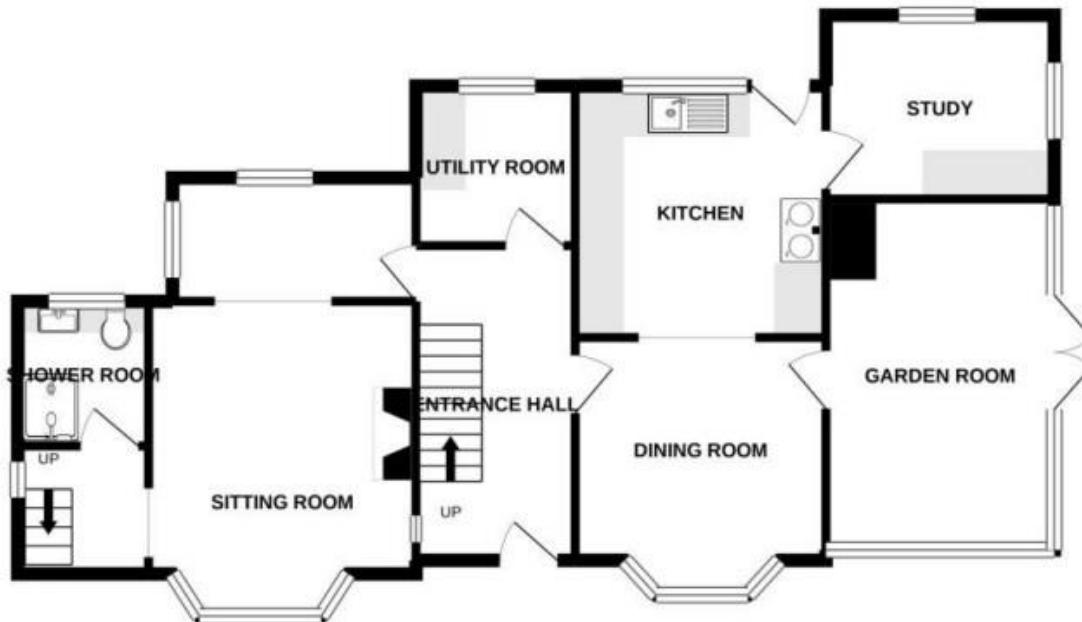
DISTRICT COUNCIL TAX BAND = D

EPC Rating = C





GROUND FLOOR
853 sq.ft. (79.2 sq.m.) approx.



1ST FLOOR
561 sq.ft. (52.1 sq.m.) approx.



TOTAL FLOOR AREA : 1413 sq.ft. (131.3 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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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.

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.

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