

Village & Country



Little High Ridge Farm, Reeds Beck, Woodhall, Spa

Little High Ridge Farm is an attractive former farmhouse pleasantly situated along a single track, minor passing road, enjoying far-reaching rural views, just a short drive from the highly sought-after Lincolnshire village of Woodhall Spa. Internally, this recently extended property with its five bedrooms and two reception rooms is further enhanced by its many character features including two cast iron stoves, exposed beams, latch doors and some quarry tiled floors. Standing within grounds of approximately 3.6 acres (subject to measured survey), it has an extensive range of brick and pantile outbuildings, large open-fronted implement store and a stable block ideal for equestrian use or possible business potential subject to necessary consents. A viewing of this most appealing property is highly recommended to fully appreciate the character and charm on offer.

Entrance Lobby, Kitchen, Utility Room, Dining Room, Sitting Room, Bathroom, Bedrooms 1 and 2 with En-Suite, Three Further Bedrooms

Extensive Range of Outbuildings & Stable Block

Mains Electricity & Water, Drains to a Private System, Oil-Fired Central Heating

19 Station Road, Woodhall Spa, Lincs, , LN10 6QL

Tel: **01526 353333** Fax: **01526 352600**

E-mail: woodhallspa@robert-bell.org

Website: www.robert-bell.org

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 as 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 Preferred entrance to the property is gained through a UPVC stable-type door leading to:

KITCHEN 19' 6" x 7' 9" (5.94m x 2.36m) with a double aspect over rear of property and having a range of fitted units comprising two Belfast style sinks inset to solid timber drainer, ample work surface over matching base units including space and plumbing for dishwasher and wall-mounted cupboards. There is an electric range oven with five-ring hob inset to alcove with timber lintel. There are tiled splash backs to all work surfaces, brick and quarry tiled flooring, ceiling spot lights, power points and latch door to

PANTRY 7' 10" x 6' (2.39m x 1.83m) with shelving to three sides, lighting and power points.



Kitchen

UTILITY ROOM 7' 9" x 6' 1" (2.36m x 1.85m) with space and plumbing for automatic washing machine and power points.

DINING ROOM 15' 9" x 14' 9" (4.8m x 4.5m) A most appealing room overlooking gardens and having cast iron multi-fuel burner set to stone hearth with open brick surround. There are exposed ceiling timbers, clay and brick tiled flooring, door to main entrance lobby and door to:



Dining Room

SITTING ROOM 14' 9" x 16' 1" (4.5m x 4.9m) with garden aspect and having cast iron multi-fuel burner inset to tiled hearth with open brick surround, solid oak floorboards, radiator, TV aerial point, power points and latch door to:



Sitting Room

INNER HALL with staircase to first floor with cupboard below, views to each side of property, radiator, solid oak flooring, power points and latch door to:

BATHROOM 6' 8" x 6' 2" (2.03m x 1.88m) being fully wall and floor tiled and having a white suite comprising P-Shape bath with shower over, wash hand basin over vanity cupboard and close cupboard WC. There are ceiling spotlights, shaver point, heated towel rail and under-floor heating.



Bathroom

BEDROOM 1 14' 2" x 10' 5" (4.32m x 3.18m) with a double aspect over rear of property towards paddock and open countryside beyond. There is a range of fitted wardrobes with sliding doors, ceiling spot lights, solid oak flooring, radiator, power points and latch door to **EN-SUITE**, a fully tiled wet room having shower cubicle, low level WC and wash hand basin. There are ceiling spotlights and heated towel rail.



Bedroom 1

BEDROOM 2 12' 8" x 12' 4" (3.86m x 3.76m) with garden aspect and having solid oak flooring, ceiling spot lights, radiator, power points and latch door to **EN-SUITE** 11' 8" x 3' 9" (3.56m x 1.14m), a fully tiled wet room with shower system to one end, low level WC and wash hand

basin over vanity cupboard. There are ceiling spotlights, shaver point and heated towel rail.



Bedroom 2

FIRST FLOOR

BEDROOM 3/GAMES ROOM 19' 4" x 14' 8" (5.89m x 4.47m) total measurement. A triple-aspect room with sloping ceilings, two radiators, built-in wardrobe and further storage cupboard and power points.



Bedroom 3

ENTRANCE LOBBY with UPVC door to front of property and staircase to first floor. Small landing giving views through feature arched window and door to:

BEDROOM 4 15' 9" x 13' 0" (4.8m x 3.96m) with sloping ceilings, far-reaching rural views, radiator and power points.



Bedroom 4

BEDROOM 5 16' x 13' (4.88m x 3.96m) again with sloping ceilings, radiator and power points.

OUTSIDE

The property is approached off a single track minor passing road through a double set of timber five bar gates and over a shingle driveway giving parking and turning area for several vehicles. The formal gardens are predominantly laid to lawn with mature hedging to boundaries and a wide variety of fruit trees to borders. There is an extensive range of outbuildings including former crew yard separated into the following: open-fronted store 33' 8" (10.26m) extending to 49' 8" x 30' (15.14m x 9.14m), housing central heating oil tank and having lighting, hard standing and door to:



Approach

BARN 1 30' x 15' (9.14m x 4.57m) with strip lighting, power points, service door to side and door to:

BARN 2 16' 4" x 15' 2" (4.98m x 4.62m) with strip lighting, power points and door to:

BARN 3 29' 9" x 15' (9.07m x 4.57m) with lighting and power points.



STORE 15' 2" x 8' 2" (4.62m x 2.49m) with power points and water tap.

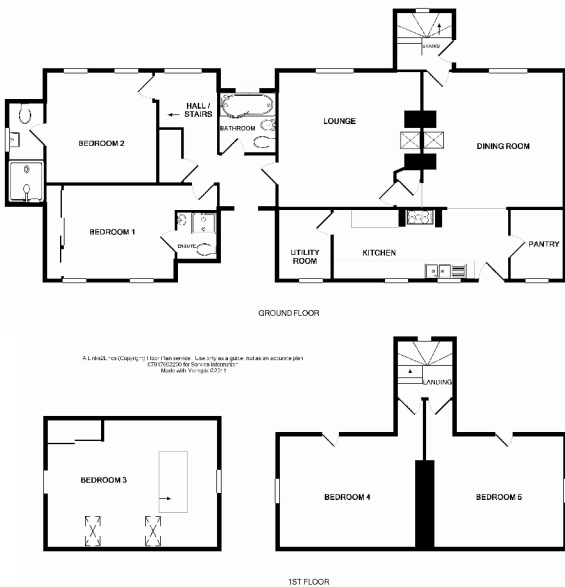
OPEN-FRONTED STORE 17' 7" x 15' 4"
(5.36m x 4.67m).



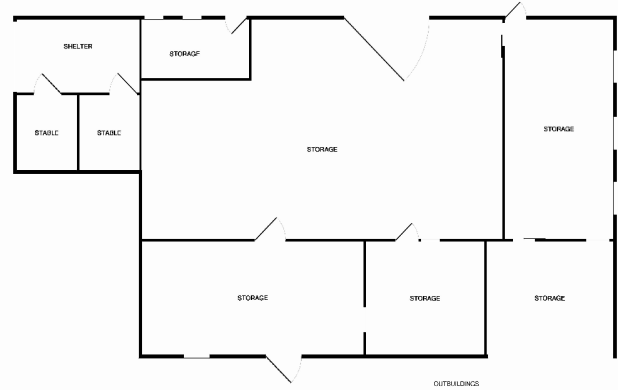
Open-Fronted Store

To the rear of crew yard is further hard standing leading to large implement open-fronted store 59' x 49' (17.98m x 14.94m). Adjoining the rear of the crew yard is a stable block containing two loose boxes, with covered entrance and lighting. The remaining grounds are mostly laid to paddock having mature hedging to boundaries and three separate entrances.

NB – There is a public footpath just inside the northern boundary of the paddock.



Floorplan of House



Floorplan of Outbuildings

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

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	70
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	59	59
EU Directive 2002/91/EC		
England & Wales		

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.



THESE PARTICULARS WERE PREPARED NOVEMBER 2011

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Property Reference: WO001 3055/OM5



Chartered Surveyors, Auctioneers, Land & Estate Agents

B063 Ravensworth Digital 0191 2303553

