



Hall Farm Cottage

Old Woodhall, Lincolnshire LN9 5SA

BELL
ROBERT BELL & COMPANY



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Lincoln – 20 miles

Grantham – 35 miles (with East Coast rail link to London)

Boston – 20 miles

(Distances are approximate)

Situated to an idyllic part of rural Lincolnshire along a single-track lane with no near neighbours stands this well presented five bedroom detached home having recently undergone an extensive range of updating and refurbishing. Internally the property is enhanced by two reception rooms and large breakfast kitchen. The grounds are mostly laid to lawn with paved patio area off the garden room and a range of attached outbuildings. The shopping, social and educational facilities can be found within the nearby inland resort of Woodhall Spa and the Georgian market town of Horncastle. A viewing is highly recommended to fully appreciate the accommodation and setting on offer.



ACCOMMODATION

Reception Hall having uPVC main entrance door, radiator and oak latch door to:

Shower Room comprising tiled shower cubicle, pedestal wash hand basin and low level WC; heated towel rail, tiled flooring and ceiling spot lights.

Home Office [6' x 5'7" (1.83m x 1.70m)] a multi-functional space which could also provide excellent storage room.

Kitchen [27'7" x 10'3" (8.40m x 8.12m)] with a stylish range of fitted units comprising stainless steel sink with drainer inset to ample work surface over base units including integral dishwasher. There is an electric double oven, four ring electric hob with filter hood and wall mounted cupboards above. There is a cast iron stove, tiled flooring, staircase to first floor and latch door to:



Utility Room [7' x 7' (2.13m x 2.13m)] a dual aspect room having stainless steel sink with drainer inset to work surface over base units, space with plumbing for washing machine and tiled flooring.

Boot Room [10'2" x 7'6" (3.10m x 2.28m)] with door to rear garden.

Living Room [27'10" x 9'10" (8.48m x 2.99m)] being off the kitchen and having double aspect from the front of the property; cast iron stove set to decorative surround, radiator, TV ariel point and power points.

Garden Room [13'2" x 9'10" (4.01m x 2.99m)] being off the kitchen, this dual aspect room has patio doors opening and providing views over the rear garden. There is a radiator and power points.

First Floor

Landing with latch doors to:

Bedroom 1 [13'7" x 10'1" (4.14m x 3.07m)] with front aspect and far reaching rural views; double open fronted wardrobe, radiator and power points.

Bedroom 2 [13'1" x 10" (3.98m x 3.00m)] a natural light filled dual aspect room with radiator and power points.

Bedroom 3 [13'1" x 9'11" (3.98m x 3.02m)] a dual aspect room with attractive views; having radiator and power points.

Bedroom 4 [10'7" x 10' (3.22m x 3.05m)] with open countryside views; radiator and power points.

Bedroom 5 [11' x 5'8" (3.35m x 1.73m)] overlooking the garden this room also would make a further office/study. There is a built-in linen cupboard, radiator and power points.

Bathroom [13'5" x 5'8" (4.09m x 1.73m)] with a white suite comprising panel bath, tiled shower cubicle, pedestal wash hand basin and low level WC. There is a heated towel rail, tiled flooring and ceiling spot lights.

OUTSIDE

The front garden is laid to lawn with picket fence to front boundary. The enclosed rear garden is predominantly laid to lawn with paved patio area off the garden room. There is a range of adjoining **Outbuildings** that provide useful storage (25' x 8') currently separated into six sections but could possibly be converted into further accommodation subject to necessary consents.



ENERGY PERFORMANCE RATING: E

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.

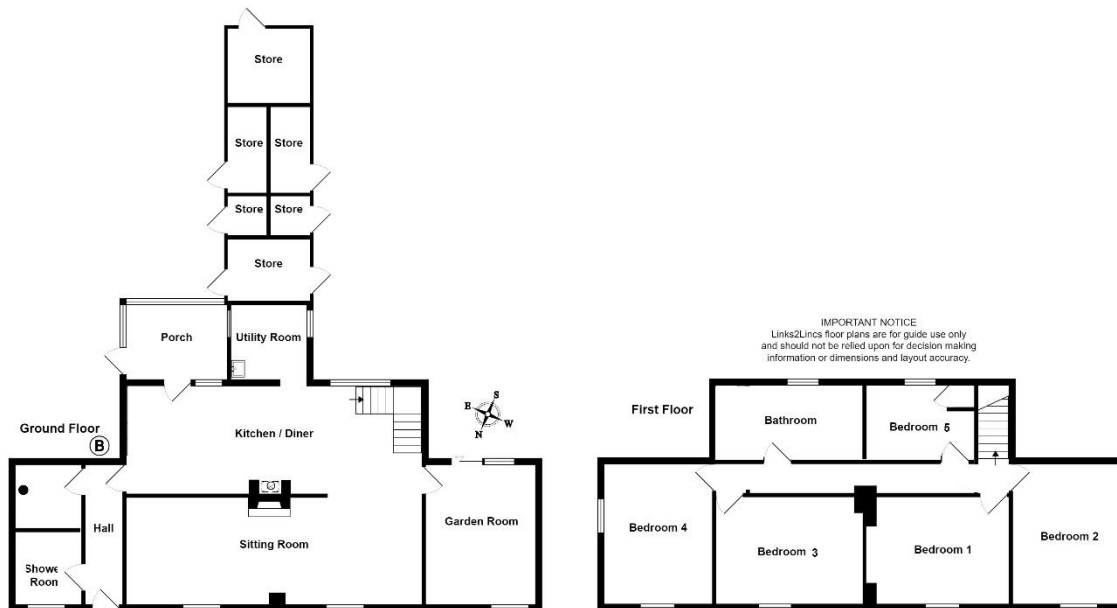
VIEWING: By arrangement with the agent's Woodhall Spa office, 19 Station Road, Woodhall Spa. LN10 6QL

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Brochure prepared 8.4.2021



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