



## The Vale

50 Tor O Moor Road, Woodhall Spa, Lincoln, Lincolnshire LN10 6SB

£625,000  
NO ONWARD CHAIN

**BELL**



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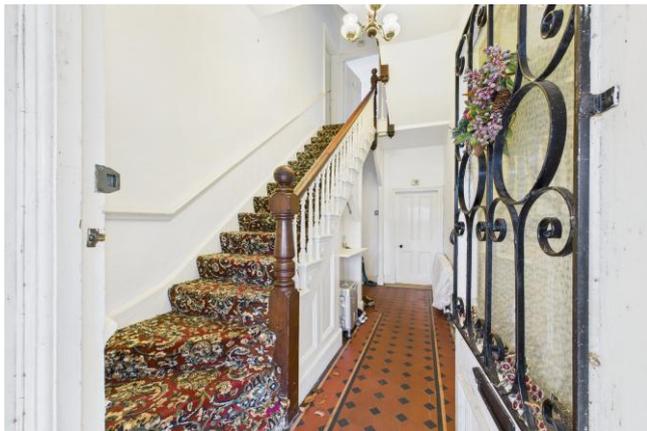
Lincoln – 19 miles

Grantham – 32 miles with East Coast rail link to London

Boston – 18 miles

(Distances are approximate)

A distinctive landmark home of some considerable appeal pleasantly situated to around half an acre of grounds with timber cabin, detached garage and attractive lake. The property was a thriving Bed and Breakfast for many years until the current owners retired and still has that possibility if required. Internally The Vale is enhanced by its extensive range of versatile accommodation over three floors including five bedrooms, three reception rooms and large conservatory. Part of the ground floor provides a bed/sitting room with kitchen and shower room. Outside the mature south westerly gardens focus on its central lake to provide a most appealing setting, with the center of this most sought-after Lincolnshire village with its wide range of shopping, social and educational facilities all a short walk away. The property will require a range of updating but offers an exciting opportunity to upgrade, restore or further development subject to necessary consents.



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 into the property is inset to an elegant storm porch.



### **Reception Hall**

With balustrade staircase to the first floor and having original pattern tiled flooring, radiator and doors to accommodation including:

### **Main Lounge 15' 0" x 13' 4" (4.57m x 4.06m)**

A dual aspect room overlooking the lake and having cast iron stove set to marble surround, inset shelving, deep moulded cornices, radiator, power points and double doors to:

### **Conservatory 15' 6" x 12' 4" (4.72m x 3.76m)**

With views of the garden and superb views over the lake and having wood effect flooring, power points and glazed panel double doors to:

### **Kitchen 17' 0" x 7' 9" (5.18m x 2.36m)**

A triple aspect room with a range of fitted units comprising one and a half sink drainer inset to worksurface over base units including space and plumbing for dishwasher. There is a four-ring gas hob, electric oven, wall mounted cupboards above and filter hood over the hob. There is wood effect flooring, two radiators, power points and door to:

### **Dining Room 13' 3" x 10' 5" (4.04m x 3.17m)**

With rear aspect and having wall mounted gas fire, picture rails, radiator, power points and door to:

### **Inner Hall**

With cloak hooks to one wall, door to cloakroom and door to:

### **Utility Room 9' 4" x 8' 4" (2.84m x 2.54m)**

With sink drainer inset to worksurface over base units and having clay tiled flooring, built-in storage cupboard, glazed panel door to side of the property and doorway to:

### **Scullery**

With side aspect and having space and plumbing for washing machine, wall mounted Worcester heating boiler, clay tiled flooring and radiator.

### **Cloakroom 7' 4" x 5' 5" (2.23m x 1.65m)**

With a low-level WC, wash hand basin over vanity cupboard and radiator.

### **Annex Accommodation**

Entered from the reception hall into:

### **Bedroom 13' 9" x 12' 0" (4.19m x 3.65m)**

With front aspect and having deep moulded cornices, radiator, power points and uPVC double doors to:





**Kitchenette 12' 5" x 8' 0" (3.78m x 2.44m)**

Overlooking and having uPVC door to the Lakeland Garden. There is a range of fitted units comprising one and a half sink drainer inset to worksurface over base units comprising electric oven. There are wall mounted cupboards above, filter hood over the hob, power points and door to:

**Shower Room**

With a corner shower cubicle, low-level WC and pedestal wash hand basin.

**First Floor Landing**

With balustrade staircase to the second floor and having doors to:

**Bedroom 1 15' 0" x 13' 3" (4.57m x 4.04m)**

A dual aspect room overlooking the lake and over Tor O Moor Road. There is two full height fitted double wardrobes, radiator, power points and steps up to **En Suite** with a suite comprising shower cubicle, wash hand basin and a low-level WC. There is a door returning to the landing.

**Bedroom 2 14' 0" x 10' 5" (4.26m x 3.17m)**

A dual aspect room providing southerly views over the garden with a range of built-in wardrobes and central vanity unit. There is a pedestal wash hand basin, radiator and power points.

**Bedroom 3 15' 0" x 9' 8" (4.57m x 2.94m)**

With a south facing aspect over the garden and having built-in double wardrobe, radiator, power points and door to **En-Suite** with a suite comprising shower cubicle, wash hand basin and a low-level WC.

**Bathroom 15' 0" x 7' 2" (4.57m x 2.18m)**

Having panelled Jacuzzi bath, tiled shower cubicle, vanity hand basin and low-level WC. There is a radiator and fitted cupboard housing the hot water tank.

**Second Floor Landing**

With doors to the remaining two bedrooms.

**Bedroom 4 21' 9" x 8' 9" (6.62m x 2.66m)**

With bay window overlooking Tor O Moor Road and having sloping ceilings and power points.

**Bedroom 5 15' 8" x 11' 0" (4.77m x 3.35m)**

A dual aspect room with power points.







Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1

**DISCLAIMER**

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 - All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.

**Outside**

The property is approached over a driveway providing ample parking for several vehicles and leads to **Detached Garage**, and **Timber Cabin** providing further accommodation including:

**Front Living Area 14' 3" x 8' 0" (4.34m x 2.44m)**

With timber flooring, uPVC sealed double glazed entrance door with timber decking area to the front overlooking the lake.

**Dining Kitchen 14' 3" x 7' 1" (4.34m x 2.16m)**

Having stainless steel single drainer sink unit with cupboards and drawers under worktops, access to:

**Small Bedroom 7' 1" x 6' 9" (2.16m x 2.06m)**

With wall shelving.

**Shower Room 7' 2" x 7' 1" (2.18m x 2.16m)**

Having tiled shower cubicle with electric shower unit, vanity hand basin and low-level WC.

**Large Store Shed 24' 0" x 12' 0" (7.32m x 3.66m)**

By the property, on concrete base with power and light.

**The Gardens**

A delightful feature of this unique property, boasting a **Central Lake** with two small islands flanked by footpaths surrounding the whole with a variety of flowers and shrubs. There is a patio area off the conservatory, also with a **Timber Sauna**.

**Further Information**

All mains' services. Gas 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 = F  
 EPC RATING = D

**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.

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