



HARTSHOLME THE BROADWAY

WOODHALL SPA, LN10 6ST

£485,000
FREEHOLD

Proudly presenting 'Hartsholme' - A sublime example of a character family home in one of the finest settings in Lincolnshire, Woodhall Spa.

Located on the tree lined 'The Broadway', all of the wonderful amenities this renowned and historic former spa town have to offer are quite literally on the doorstep.



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THE BROADWAY



DESCRIPTION

Nestled in the heart of Woodhall Spa, this Victorian townhouse enjoys an enviable position on the prestigious tree lined avenue with a variety of retail outlets, dining and leisure options including the renowned Woodhall Spa Golf Club and Course and also fantastic schooling facilities all within close proximity. Boasting flexible living across three storeys, this property offers ample space with 2 reception rooms, 5 bedrooms, and 2 bathrooms, making it an ideal home for a growing family or those who love to entertain. As you step inside, you'll be greeted by a charming blend of period features and modern amenities. The open plan living dining kitchen is the heart of the home, featuring a central island and a range of integrated appliances, perfect for whipping up culinary delights while hosting guests. Additionally, the property includes a beautiful formal sitting room and a home office, providing versatile spaces to suit your lifestyle needs.

One of the many highlights of this property is the spacious courtyard style garden, offering a tranquil escape from the hustle and bustle of daily life. The double garage provides convenient parking and storage options, adding to the practicality of this home. Located close to all amenities, including excellent schools and woodland walks nearby, this beautiful home combines convenience with a picturesque setting, making it a rare find in the property market.

ENTRANCE HALL

The useful Entrance Porchway with separate doorway then opens into the Entrance Hall itself, with staircase rising to the first and second doors, open archway to the right leads to the Home Office, Sitting Room and Utility Room whereas the Inner Hall invites us to continue onward to the Living Dining Kitchen.

SITTING ROOM

Natural light streams into the formal Lounge from the full length bay window to the front with exquisite fitted shutters. Noteworthy features include the focal open fireplace with ornate surround and picture rails.

OFFICE

Providing a convenient Study area, perfect for working from home. Doors to the Sitting Room and Utility Room respectively.

UTILITY ROOM

A useful Working / Laundry Room area with cloaks hanging hooks, plumbing/space for washing machine and door to the rear garden.

INNER HALL

Leading to the Living Dining Kitchen and WC with frosted feature window to one side and door to useful under stairs storage cupboard.

WC

With part timber panelled painted walls, WC and wash hand basin.

LIVING DINING KITCHEN

The elegantly timeless Living Dining Kitchen is the real heart of this beautiful home. The vast quartz topped central island brings the 'wow factor' with three handblown glass feature pendant lights by 'David Hunt' hanging above, with inset double sink having 'Quooker' tap over, providing instant hot water, cold and filtered drinking facilities as well as an incredible range of quality integral appliances beneath to include: 2 dishwashers, drinks cooler and microwave. All important everyday functionality is added by the full length breakfast bar overhang to the opposite side of the island, providing ample space for family life and guests when entertaining.

There are an extensive range of fitted units surrounding the large American style fridge freezer recess (fridge freezer can be included within the sale) to include a Pantry cupboard and full length Larder style cupboard with pull out integral racking, The Farmhouse style double oven (included within the sale) enjoys an inglenook recess with tiled upstand, downlighting and concealed extractor, perfect for culinary enthusiasts. The Kitchen area concludes with further fitted units and glass fronted display cabinets to each side of the cooker area and flows seamlessly onto the formal dining area, flooded with natural light and a picturesque outlook onto the gardens thanks to a stunning full length bay window to the rear. Two further windows to the side provide natural lighting to the Kitchen area as well.

FIRST FLOOR LANDING

The ornate split level staircase rises to the first floor with Inner Landing providing access onto Two Further Bedrooms and Family Bathroom.

BEDROOM ONE

With stunning views provided by a full length bay window and separate feature window to the front, this impressive main bedroom has a full range of fitted bedroom furniture and ample space for a kingsize bed / chaise lounge etc.

BEDROOM THREE

A bright and spacious double bedroom with window to the rear and ample space for further bedroom furnishings. Door leading into Bedroom Four.

INNER LANDING

Split level staircase from the Reception staircase leads to the Inner Hall, giving access to Bedroom Two, the Family Bathroom and Bedroom Four.

BEDROOM FOUR

With window to the side, providing ample space for bedroom furnishing and easily accommodating a double or twin beds. Featuring a range of built in cupboards and housing the hot water cylinder and central heating boiler. 'Jack and Jill' style door leading to Bedroom Three, allowing possible conversion to a Ensuite Bathroom or Dressing Room if desired.

FAMILY BATHROOM

With tiling to majority walls, featuring a wash hand basin with beauty downlighter above, WC, frosted window to side, panelled bath and fully enclosed shower cubicle with bi-fold entrance doors and double head direct feed shower.

BEDROOM TWO

With stunning views across the gardens and tree tops via large and fully opening tilt and open full length bay window to the rear, open chimney breast recess providing ample space for bedroom furnishing and easily accommodating a kingsize bed.

SECOND FLOOR

Return staircase rising to the Second Floor with 'Velux' style window to the rear and loft access hatch.

BEDROOM FIVE

Offering the potential (subject to preference) as Master Bedroom Suite as well, this spacious double bedroom can easily accommodate a king sized bed and bedroom furnishings with a feature window to the front

elevation, shelving to one chimney breast recess and sloped ceiling to one wall. Door to:

DRESSING ROOM

With window to the rear and inset window seating area/bench beneath, this useful space has ample room to accommodate a dressing table and furnishings/hanging rails.

ENSUITE

Cleverly concealed by a mirrored sliding entrance door from the Dressing Room, the Ensuite Shower-room comprises WC with built in storage shelving either side, vanity wash hand basin with tiled upstand and fully tiled enclosed shower cubicle with bi-folding entrance doors and electric 'Triton' power shower.

OUTSIDE

To the Front, wrought iron railing and gateway open onto the paved pathway and covered portico with pebble finished front garden with three decorative paved plant pot/statue stands.

To the Rear, the enclosed and generously proportioned courtyard garden is a tranquil space with diamond set landscaped patio and pebble finished contrasting large flower bed and shrubbery borders - a serene outdoor haven that is perfect for entertaining and summer BBQs.

A useful side courtesy gateway leads to the rear parking area, the Detached Garage and onto the renowned Viking Way meaning beautiful scenic walks looping through woodland to the rear of the golf course are quite literally on your doorstep!

DOUBLE GARAGE

Situated to the rear of the property with up and over doors, large window to the garden, power and lighting with a useful courtesy door leading to the Garden. Parking to the rear and side of the Garage is easily provided as well.

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ADDITIONAL INFORMATION

Local Authority – East Lindsey District

Council

Council Tax – Band B


Viewings – By Appointment Only

Floor Area – 2163.00 sq ft

Tenure – Freehold





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		38	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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