

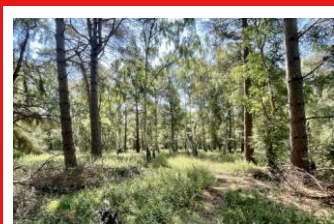


***The Birches, 54 Horncastle Road,
Woodhall Spa, LN10 6UZ
Offers in Excess of £750,000***



- Unique Residential Property
- Stunning Location within the Village
- Ample Room to Extend (Subject to PP)
- Set in Grounds & Woodland of Approx 2.75 Acres (STS)
- Gas Central Heating. Solar Panels
- Rare Opportunity of a One-of-a-Kind Property Purchase

Walters are delighted to offer to the market this impressive and rare residence, offering so much scope and potential to transform into a truly unique luxurious home in a highly desirable location of the village. The property has the benefit of being set within mature grounds with its own private woodland, the whole extending to approx. 2.75 acres (STS).



Horncastle - 01507 526877 & Woodhall Spa - 01526 353185
www.waltersestateagents.co.uk





RECEPTION HALL Having Oak front door, door with staircase to the first floor, two radiators, telephone point, door chimes, wall lights. Glazed door to:

LOUNGE 23' 9" x 12' 9" (7.24m x 3.89m) A beautiful south facing room with cast iron multi-fuel burner on a hearth with feature fire surround, two double radiators, wall lights, aluminium framed sealed double glazed sliding patio doors to the rear patio and views over the garden.



L-SHAPED DINING KITCHEN 20' 0" x 18' 0" (6.1m x 5.49m) (Max) Having 1½ bowl single drainer sink unit with mixer taps and range of base cupboards and drawers under worktops with wall and display cupboards over with concealed lights. Leisure Range Master 110 gas cooker with two electric hot plates, space and plumbing for dishwasher, ample space for fridge/freezer, tiled floor, part-tiled walls. Two double radiators and wall lights.

OFFICE 8' 8" x 8' 3" (2.64m x 2.51m) off, with radiator, telephone point, wall shelving and storage units.

INNER LOBBY With tiled flooring. **SHOWER ROOM** 8' 5" x 4' 9" (2.57m x 1.45m) Having double walk-in shower cubicle, fully tiled, and with shower screen, tiled floor, vanity hand basin with double cupboard under and low level WC. Radiator, extractor fan, shaver point and light.

CLOAKS AREA With coats rail and door to shelved **PANTRY CUPBOARD** with tiled floor. Open access to:

UTILITY ROOM 10' 0" x 8' 9" (3.05m x 2.67m) Having stainless steel single drainer sink unit with double cupboard under and drawer with worktops and space and plumbing under for washing machine and tumble dryer. Tiled floor and extractor fan, water softener, gas fired wall mounted boiler and double radiator.

BEDROOM ONE 13' 6" x 12' 9" (4.11m x 3.89m) Having double radiator, wall lights and large walk-in wardrobe with radiator. **EN-SUITE SHOWER ROOM** 12' 7" x 5' 5" (3.84m x 1.65m) Having fully tiled walls and floor with double shower cubicle with sliding doors, shelved airing cupboard with radiator, vanity hand basin with double cupboard under and low level WC. Double radiator and extractor fan.

BEDROOM TWO 13' 9" x 13' 6" (4.19m x 4.11m) Having a free-standing range of wardrobes and drawers with further four drawer unit, under stairs storage cupboards and double radiator.

FIRST FLOOR - BEDROOM/STUDY 15' 6" x 10' 8" (4.72m x 3.25m) (Max) With double radiator and door to:

STORE ROOM 13' 0" x 8' 0" (3.96m x 2.44m) Housing the units for the solar panels. Further access to a **LARGE ATTIC SPACE** housing the hot water tank and offering scope to convert into further bedroom accommodation.

OUTSIDE - GARAGE 18' 2" x 11' 8" (5.54m x 3.56m) (Plus alcove) With up-and-over door and with power and light connected. **LEAN-TO WORKSHOP** 13' 7" x 8' 0" (4.14m x 2.44m) With power connected.

THE GARDENS The property is set in truly stunning gardens and approached through wrought iron gates on brick pillars over a large sweeping gravel driveway providing ample parking. The gardens are mainly laid to lawn with mature trees, flower and shrub beds, large slabbed patio area and further sun terrace area, access to its own **PRIVATE WOODLAND** with a variety of wild flowers, trees including Pine, Oak and Silver Birch. **TIMBER AND FELT SUMMER HOUSE** 17' 0" x 9' 0" (5.18m x 2.74m) Set in the gardens on a concrete base with patio area to the front, double wooden doors, power and light connected.

TIMBER AND FELT WORKSHOP 19' 0" x 15' 0" (5.79m x 4.57m) On a concrete base with power and light connected. Side entrance door and double wooden doors, (ideal for storage of a ride-on mower). Further timber and felt garden store shed.





OUTGOINGS - The property is situated within the East Lindsey District Council and we are advised is in Property Band E.

POSSESSION - Vacant possession will be given on completion.

FIXTURES AND FITTINGS - All those detailed are included in the sale as are the fitted carpets.

VIEWING - Strictly and only by prior appointment to be made through the Sole Selling Agent - Walters

Floor plans are to show layout only and are not drawn to scale.

MONEY LAUNDERING REGULATIONS: Under the Money Laundering Rules 2007, The Proceeds of Crime Act 2002 and The Terrorism Act 2000 the Agent is legally obliged to verify the identity of the Client through sight of legally recognised photographic identification (e.g. passport, photographic drivers licence) and documentary proof of address

BUILDING MEASUREMENTS: All building measurements have been taken in accordance with the RICS code of measuring practice

DISCLAIMER: Walter's- have not tested any apparatus, equipment, fixtures, fittings or services so cannot verify that they are in working order. The purchaser is advised to obtain verification from their Solicitor or Surveyor. Where internal photographs are shown, they are to portray the layout. Please check to confirm if items are included in the purchase price.

EPC Graph to follow

MISREPRESENTATION ACT 1967 NOTICE: Whilst every care is taken to ensure the accuracy of these particulars, -Walter's-, for themselves and for the vendors/lessors of this property whose agents are, give notice that: These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of - Walter's- or their client. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Their client does not make or give, and neither -Walter's- nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.