



*'Green Hedges', Wellsyke Lane,  
Kirkby-on-Bain, Woodhall Spa LN10 6YU  
Asking Price Of £925,000*



- Attractive Chalet Style Cottage
- Stunning Countryside Location
- 3 Reception Rooms
- 4 Bedrooms, 2 Bath/Shower Rooms
- Various Outbuildings & Swimming Pool
- Set in 3 Acres (STS)

This exceptional detached four-bedroom chalet-style cottage is nestled in an idyllic rural countryside setting, offering a range of practical outbuildings-including three garages, two carports, workshops, a party shed, and a swimming pool-all within three acres of grounds (subject to survey). Located just 2 miles from Woodhall Spa, it provides convenient access to the village's excellent facilities and amenities.



**Woodhall Spa - 01526 353185**  
[www.waltersestateagents.co.uk](http://www.waltersestateagents.co.uk)







The accommodation has oil fired central heating, together with uPVC units, briefly comprises:

**ENCLOSED ENTRANCE PORCH** With glazed door to: **RECEPTION HALL** Having parquet flooring, two radiators, door chimes and return staircase to the first floor with under stairs storage cupboard.

**LOUNGE** 18' 0" x 14' 11" (5.49m x 4.55m) Having cast iron wood burner set in feature fireplace, two covered radiators, feature bay window to the front elevation with radiator, parquet flooring, TV point.

**DINING ROOM** 12' 0" x 9' 0" (3.66m x 2.74m) With parquet flooring, radiator.

**BREAKFAST KITCHEN** 13' 0" x 11' 0" (3.96m x 3.35m) Having stainless steel 2½ bowl sink unit with mixer taps, range of base cupboards under granite workshops with wall cupboards over. Oil fired Aga, set in brick built feature surround, part-tiled walls, tiled floor, walk-in **PANTRY/COLD STORE** cupboard with tiled floor. Door and **SMALL LOBBY** area with **STORE ROOM** off and access to:

**SITTING ROOM** 13' 0" x 10' 0" (3.96m x 3.05m) With two radiators.





**REAR ENTRANCE UTILITY ROOM** 10' 0" x 6' 0" (3.05m x 1.83m) Having stainless steel single drainer sink unit with cupboard under worktops with space and plumbing for washing machine, recessed cloaks area, radiator, side entrance door and door to:

**SHOWER ROOM** Having tiled shower cubicle, pedestal hand basin and low level WC. Part-tiled walls, radiator, built-in **BOILER ROOM** housing the oil-fired boiler and pre-lagged hot water tank.

**BEDROOM ONE** 14' 0" x 12' 0" (4.27m x 3.66m) Having parquet flooring, radiator and fitted range of wardrobes with drawers under.

**BEDROOM TWO** 11' 0" x 11' 0" (3.35m x 3.35m) Currently used as an **OFFICE** with parquet flooring and radiator.

**BATHROOM** Having a corner oval shaped bath, pedestal hand basin, shower cubicle, radiator, shaver point, heated towel rail, extractor fan and fully tiled walls. **SEPARATE WC** - having low level WC, hand basin, part-panelled walls, radiator and extractor fan.

**FIRST FLOOR - LARGE LANDING** 24' 0" x 12' 0" (7.32m x 3.66m) (Approx) Having cupboard housing the hot water tank which is heated from the oil fired Aga, radiator, access to the roof eaves space.

**CLOAKROOM** 6' 0" x 5' 0" (1.83m x 1.52m) Having low level WC, pedestal hand basin, radiator, extractor fan, part-tiled walls and access to the eaves storage space.

**BEDROOM THREE** 12' 0" x 11' 0" (3.66m x 3.35m) Having covered radiator, part-sloping ceiling and built-in wardrobe.

**BEDROOM FOUR** 12' 0" x 11' 0" (3.66m x 3.35m) Having fitted double wardrobe, covered radiator and part-sloping ceiling.

**OUTSIDE - GARAGE** 20' 9" x 10' 4" (6.32m x 3.15m) Having up-and-over and side personal door with power and light connected. Staircase to **MEZZANINE LEVEL** floor.

**SECTIONAL CONCRETE BLOCK GARAGE** 20' 0" x 17' 0" (6.1m x 5.18m) With two up-and-over doors on a concrete base with power and light connected. To either side are two **CAR-PORTS** and further **STORAGE AREA** behind. There is a brick and timber framed **GREENHOUSE** on a concrete base.

**TIMBER AND FELT WORKSHOP** 22' 0" x 13' 9" (6.71m x 4.19m) With double wooden and side personal door, with work benches and power and light connected.



**TIMBER AND FELT PARTY/GAMES SHED** 19' 4" x 17' 3" (5.89m x 5.26m) With double wooden doors opening onto the gardens with side door, power and light connected and internal door to:

**KITCHEN/STORAGE AREA** 17' 3" x 10' 0" (5.26m x 3.05m) With range of base cupboards under worktops, power and light, door to the garden.

Approximate total area<sup>®</sup>2049 ft<sup>2</sup>

Reduced headroom

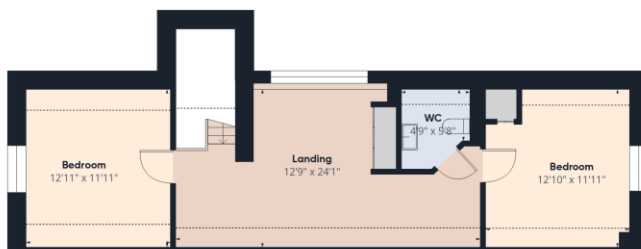
116 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



**THE GARDENS** The property is approached through a gated access leading to a driveway to the side and rear providing extensive parking and turning areas. The front is enclosed by hedging and trees, laid to lawn, pedestrian gate, original water well (now capped), mature flower and shrub borders and beds. To the right hand side of the property is a sectioned wild flower area and vegetable garden. The rear garden is laid to lawn with flower and shrub to borders and beds. Timber decking and eating/seating area and garden lighting.

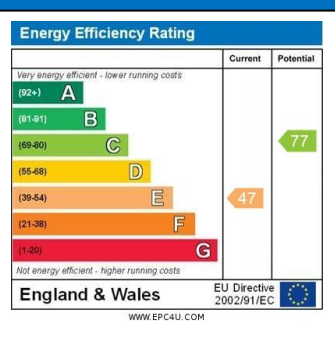
**SUNKEN SWIMMING POOL** 33' 0" x 13' 0" (10.06m x 3.96m) (Approx) Set within the rear garden, with seating area and covered filtration system. Beyond the main garden and outbuildings/garaging is a wildlife grassed area with mature trees, the whole gardens extend to approximately three acres (STS).

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

**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.



**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.