

OLD HOUSE FARM Waddingworth, Woodhall Spa, Lincolnshire LN10 5EE

Offers Over £660,000



- Detached Four Bedroom Farmhouse
- Stable Block with Three Stables & Tack / Feed Room
- Attached Double Garage
- Formal Gardens
- Driveway and Parking for Multiple Vehicles
- Rural Location with Open Farmland Views
- Set in Approx. 11 Acres
- No Upward Chain

REF AR6896

RURAL SCENE
Equestrian | Smallholdings | Residential | Farms | Lifestyle



GENERAL AND SITUATION

Approximate Distances:

- Woodhall Spa and Horncastle 7 miles
- Tattershall and Coningsby 11 miles
- Lincoln 16 miles
- Skegness 28 miles
- Boston 25 miles
- Newark 33 miles
- Up to 6 trains daily to London's Kings Cross

A four bedroom detached farmhouse with equestrian facilities set in approx. 11 acres of gardens and grazing land with views over farmland

The property offers spacious family accommodation with equestrian facilities including three stables and tack/feed room, ample off road parking and a double garage.

Offered for sale due to the vendors wishing to downsize, the property would benefit from up-grading, but has the potential to create an out-standing family home.

Waddingworth is a hamlet in Lincolnshire, east of Lincoln and located within easy access of the popular former spa town of Woodhall Spa, known for its tree lined avenues, Edwardian hotels, one of the best inland golf courses, and Kinema in the Woods. It has become an increasingly popular residential area with a good range of shops and amenities. Horncastle provides a full range of facilities including senior schooling. There are two junior schools within a 5 mile radius. The property is 16 miles from the historic, university city of Lincoln with the highly regarded Lincoln Minster School, Cathedral Quarter, Cultural Quarter, Bailgate and Steep Hill. The market town of Louth set in the Lincolnshire Wolds is approximately 15 miles away.

There are up to six direct trains a day from Lincoln to London Kings Cross with further regular trains to Newark-on-Trent, with daily connections to London. Humberside Airport is approximately 29 miles away.

THE RESIDENCE

A detached traditional four bedroom farmhouse with oil fired central heating, alarm system and ground floor double glazing, offering the following accommodation, please refer to floorplan for layout and approx. room sizes

On the **Ground Floor** the **Main Entrance Hall** has a small window, stairs to first floor with understairs storage cupboard, a further door to outside, double doors leading to the **Main Reception Room** and further doors to a **Study/Reception Room**, **Dining Room** and a **Cloakroom**, which has a window, wash hand basin with tiled splashback and WC.

The first **Reception Room/Study** has two windows, an open fireplace with a tiled hearth, brick surround and timber mantle over, coving to ceiling and radiators

The **Main Reception Room** has double glazed sliding doors to outside, a window to the front, an open fireplace with brick surround and quarry tiled hearth and two radiators. The **Dining Room** also has double sliding doors to outside, two windows to the side, coving to ceiling, a radiator and a door to the **Kitchen** with windows to each side and a range of wall and base units with rolled edge worksurfaces, vinyl floor covering, coving to ceiling, a radiator, electric oven and hob and a stainless steel sink unit with mixer tap.





From the kitchen a useful **Utility Room** has a door to outside, a window to rear, vinyl floor covering, a single drainer stainless sink unit with tiled splashback, plumbing for a washing machine and space for an additional appliance, an oil-fired boiler and a door to a **Cloakroom** with a window, radiator and WC.

On the **First Floor** there is a **Large Landing** with windows either side, radiators, access to the loft space and an airing cupboard with shelving and drying space. There are **Four Bedrooms** and a **Family Bathroom**.

Bedroom One has windows to the front and rear, two radiators and coving to ceiling, plus an **En Suite** with a window to the rear and a fitted pink suite comprising; wash hand basin in vanity unit, WC, shower, bath and radiator.

Bedroom Two has two windows to the front, a side window, two radiators and a wash hand basin in a vanity unit. **Bedroom Three** has two windows to the side and a radiator whilst **Bedroom Four** has a window to side, radiator and coving to ceiling.

The **Family Bathroom** has a window to rear and three piece suite comprising bath, wash hand basin and WC, with part tiled walls, radiator and coving to ceiling



OUTSIDE, OUTBUILDINGS & LAND

A five bar gate off the road leads onto a gravelled driveway and a parking area with ample space for turning and parking for multiple vehicles. There is a **Double Garage** to one end of the stable block with two up and over doors, power and lighting.

There are **Formal Gardens** to the front, sides and rear of the property which are mainly laid to lawn, with plum and apple trees.

The **Equestrian Facilities** include **Three Stables** and **Adjoining Tack/Feed Room** with drainage, power and lighting and an outside water supply.

The **Grazing Land** is located to the side and rear of the residence and is mainly level pastureland. An additional gated access from the road leads onto the land.



IN ALL APPROX. 11 ACRES
(About 4.4 Hectares)

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VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

EAST LINDSEY DISTRICT COUNCIL

SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE, OIL-FIRED CENTRAL HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold ENERGY RATING F COUNCIL TAX E

DIRECTIONS

From Woodhall Spa, head south on the B1191 Station Road. At the roundabout take the exit onto Stixwold Road and proceed for approx. 3 miles. Continue on to Moor Lane and after approx. 1 mile turn right onto Main Street (B1190). Follow this road, turn left on to Baumber Road and after approx. 1 mile turn left again. Turn left and the property will be found on the right hand side identified by a Rural Scene Sale Board.

NB: SATNAV might take you to Red House Farm, go past this property and Old House Farm will be seen on the same side of the road.

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N.B. These particulars have been prepared in good faith to give an overall view of the property. They do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Whilst every effort has been made to ensure the accuracy of the information contained here, any areas, measurements or distances are approximate; the text, photographs, floorplans and land plans are for guidance only and no responsibility is taken for any error, omission or misstatement. Any figure given is for initial guidance only and should not be relied on for valuation or measuring purposes.

Rural Scene have visited OLD HOUSE FARM but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.