

128 HORNCastle ROAD Roughton Moor, Woodhall Spa, Lincolnshire LN10 6UX Offers in the Region of £475,000



- Delightful Detached Three Bedroom Chalet Bungalow
 - Ideal For Equestrian Enthusiasts
- Large Field Shelter ● Hay / Feed Store and Store Room ● Brick Tack / Rug Room
- Paddock Grazing ● Just Under 2.5 Acres ● Woodland Area ● Excellent Outriding
- Popular Location ● No Upward Chain

REF: AR8124

RURAL SCENE
Equestrian | Smallholdings | Residential | Farms | Lifestyle



GENERAL AND SITUATION

Approximate Distances:

Woodhall Spa 1.5 miles • Horncastle 5 miles • Tattershall 6 miles
Coningsby 6.5 miles • Boston 18 miles • Lincoln 20 miles • Skegness 25 miles

Attractive detached three bedroom chalet bungalow set in just under 2.5 acres, ideal for equestrian enthusiasts with grazing paddock land, large timber field shelter, hay / feed store and further store room and brick rug / tack room and woodland area.

The property has been much improved over recent years by the current vendors. The location has the best of both worlds as it is within easy walking distance of the village of Woodhall Spa yet has access across the road onto excellent hacking. The property is now offered for sale with no upward chain.

Some years ago the property was operated as a tourist / caravan / camping site.

Woodhall Spa is a popular former spa town on the southern edge of the Lincolnshire Wolds. It offers a variety of shops, schooling and pubs and there are tree lined avenues, Edwardian hotels, the renowned Kinema in the Woods and the highly regarded Hotchkin Golf Course, and has become a very desirable and popular residential area. Horncastle and Coningsby offer a wider range of facilities including senior schooling.



THE RESIDENCE

The bungalow benefits from double glazing and electric heating. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes:

Ground Floor

The entrance door leads into the **Entrance Hall** which has doors leading to:

Open Plan Kitchen / Dining Area with window and door to side, a focal point of this room is the log burner, range of wall and base units with worksurfaces, single drainer sink unit with mixer tap and tiled splashbacks, space for freestanding fridge / freezer, electric hob set in island / breakfast bar with extractor over and drawers below, integrated electric oven, integrated fridge, tiled flooring, storage cupboard with plumbing for washing machine. Opening into **Garden Room / Lounge** with double bi-fold doors to rear garden, lantern style rooflight, laminate flooring and fitted storage cupboard.

Bathroom fitted with four piece suite comprising bath, wash hand basin in vanity unit with tiled splashbacks, shower cubicle and WC, heated towel rail, laminate flooring and window.

Bedroom Three with window to side.

Bedroom Two with window to front.

Reception Room currently utilised as a study but would also make a cosy snug with wood effect floor covering, window to front and stairs to first floor.





First Floor

Landing with useful built-in cupboard and doors to:

Bedroom One with window to rear, built-in storage cupboard with shelving.

Bathroom with window to side, three piece suite comprising rolled edge, claw foot, freestanding bath with central taps and shower attachment, wash hand basin and WC, vinyl floor covering, Dimplex wall mounted heater.

OUTSIDE, OUTBUILDINGS & LAND

To the front of the property there is a driveway with space for multiple vehicle parking and double gates to the right hand side leads to a further driveway and on to the rear of the property. The front garden is laid to lawn with mature trees and shrubs.

To the rear of the residence there is a further lawned garden with mature trees and shrubs a **Greenhouse** and **Log Store**. A galvanised gate leads to the equestrian facilities and paddock grazing.

Timber Outbuildings including **Hay / Feed Room** with double doors to side, ideal for loading large bales. Currently there are Jelka mud mats to the front which maybe available by negotiation.

Field Shelter currently with rubber matting (available by separate negotiation), and end storage area. Currently there are Jelka mud mats to the front which may also be available by negotiation.

Brick Tack / Rug Room

Further Outbuilding (former shower and toilet block)

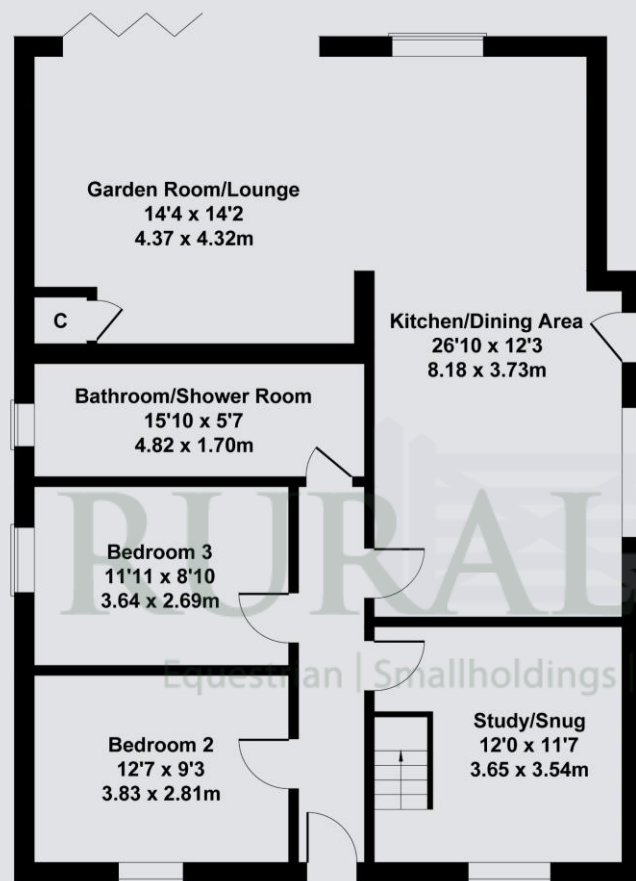
Beyond the outbuildings is the mainly level paddock grazing with mature trees providing shelter for horses, fencing to both sides and to the rear boundary. At the base of the paddock there is a further galvanised gate which leads into the delightful **Woodland area**.

JUST UNDER 2.5 ACRES
(About 0.9 Hectares)

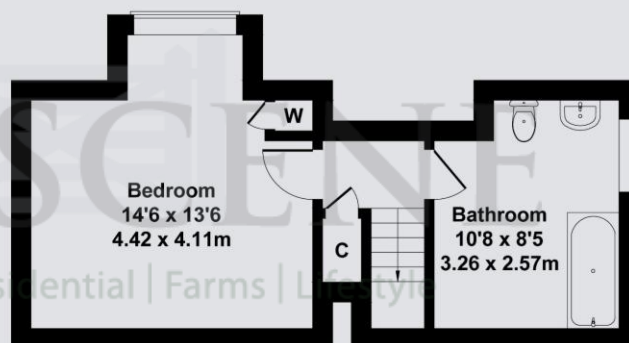
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GROUND FLOOR



FIRST FLOOR

VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

East Lindsey District Council

SERVICES

MAINS ELECTRICITY, MAINS WATER, MAINS DRAINAGE, MAINS GAS (currently not connected), TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold **ENERGY RATING** F **COUNCIL TAX** D

DIRECTIONS

From the B1191 proceed to the roundabout at Woodhall Spa go straight over (second exit) and continue on the B1191 / Horncastle Road. Proceed for just under 2 miles and number 128 Horncastle Road is on the right hand side, identified by the Rural Scene For Sale Board.

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Rural Scene have visited 128 Horncastle Road 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.