



Lindall Farm Old Woodhall Road, Old Woodhall Horncastle LN9

5SA

welcome to

Lindall Farm Old Woodhall Road, Old Woodhall Horncastle

* EQUESTRIAN PROPERTY * A stunning and generous home with approximately 15 ACRES of land! Boasting multiple reception rooms, generous double bedrooms, four bathrooms, double garages and many fantastic equestrian facilities including a stable block and menage.





Ground Floor



First Floor

Entrance Hall

Lounge

28' 11" x 13' 9" (8.81m x 4.19m)

Shower Room One

Family Room

12' 7" x 23' 7" (3.84m x 7.19m)

Kitchen / Diner

20' 6" x 13' 9" (6.25m x 4.19m)

Pantry

5' 9" x 7' 3" (1.75m x 2.21m)

Shower Room Two

Utility Room

20' 3" x 8' 6" (6.17m x 2.59m)

Conservatory

8' 11" x 16' 4" (2.72m x 4.98m)

First Floor Landing

Bedroom One

13' 5" x 16' 11" (4.09m x 5.16m)

Dresser

En Suite

Bedroom Two

13' 11" without wardrobe x 13' 5" without wardrobe (4.24m without wardrobe x 4.09m without wardrobe)

Bedroom Three

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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- SPACIOUS EQUESTRIAN DETACHED HOME
- APPROXIMATELY 15 ACRES OF LAND (STS)
- APPROX 7.5 ACRES OF Paddock LAND & 7.5 OF ESTABLISHED ANCIENT WOODLAND
- FLOODLIT MENAGE, BARN, TACK ROOM & STABLE BLOCK
- TWO DOUBLE GARAGES / WORKSHOPS

Tenure: Freehold EPC Rating: F

offers in excess of

£1,000,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LCR120076



Property Ref:
LCR120076 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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