



Woodland View, Hagworthingham



Robert Bell & Company are delighted to offer for sale this high-quality new-build property, excellently appointed with fully glazed two storey gable end wall with glass Juliet balcony to the master bedroom. To further capitalise on the excellent position, overlooking woodland to the South, the property boasts a first floor terrace and large ground floor patio area (each with matching glass balconies) which give a wonderful sense of being up in the treetop canopy.

This large, bespoke four bedroom family home has been built to an exacting standard on a small development of only three dwellings in the sought after village of Hagworthingham. The property benefits from excellent energy-efficient credentials, including Air Source Heating & 4kw solar panels.

Accommodation includes a large open-plan dining kitchen to living room, stepping out on to the patio and with an excellently appointed kitchen, including integrated units, kitchen island and dining area. The ground floor also includes a separate lounge, utility, plant room and cloakroom; with internal access to the double garage. There is a further single garage to the front.

The first floor provides four bedrooms, two with en suite bathrums – including master with excellent outlook to the rear, en and dressing room. A large family bath & shower room serves the remaining two bedrooms.

This unique setting and design must be viewed to be appreciated.



LOCATION

Hagworthingham is a charming and sought after village located on the southern edge of the Lincolnshire Wolds, a designated 'Area of Outstanding Natural Beauty,' famed for its gently rolling countryside and providing cycling, walking and riding routes in the nearby countryside.

The village boasts a vibrant and recently improved local pub and is only approx. 5 miles from the market town of Horncastle, with its many local amenities including shops, restaurants and schools such as the high performing Queen Elizabeth's Grammar School.

Local attractions include the Cathedral city of Lincoln with its medieval castle and historic cathedral quarter (approx. 28 miles west), the bustling seaside resort of Skegness and many miles of unspoilt sandy coastline (approx. 15 miles east) and the charming inland spa resort of Woodhall Spa to be found to the east and the vibrant Edwardian Spa (approx. 12 miles). A regular bus service runs from Skegness, to Spilsby, (via Hagworthingham), Horncastle, Wragby and to Lincoln.

ACCOMMODATION

Entered to the front, through composite double glazed door to

Hallway with oak spindle and balustrade staircase with glass infill, carpeted stairs to first floor landing. uPVC double glazed windows to front, spot lights inset to ceiling, multiple power points, tiled floor. Underfloor heating – consistent throughout the ground floor. Wood doors to accommodation including...

Lounge with uPVC double glazed window to front, full height bi-fold doors to rear. Lights to ceiling, log burning stove on tiled hearth with exposed brick surround, multiple power points, tv point, carpet.

Cloakroom with lights to ceiling, low level w/c, hand wash basin inset to storage unit, tiled flooring.

Dining Kitchen with double-glazed bifold doors to rear, spot lights inset to ceiling plus over-counter lights. Excellent range of kitchen units to base and wall levels, full height cupboard spaces and central island – encompassing a wide range of drawers, stores and including integrated fridge, freezer, dishwasher. Wide sink inset to square edge worktop with further worktops to side and rear wall; and island. Double oven, induction hob beneath canopy to island. Multiple power points, tiled floor. Open to...





Living Room with full-height uPVC double glazed sliding doors to rear. Spot lights inset to ceiling, multiple power points, tv point, tiled floor. Alcove display shelving.

Study with uPVC double glazed sash window to side, light to ceiling. Multiple power points, tv point, carpet.

Utility with spot lights inset to ceiling, good range of storage units to base levels, with square edge worktops – one including sink inset. Full height cupboard, boot store with wood benchtop, multiple power points, tiled floor. Wood doors to garage and plant room.

First Floor Gallery Landing with uPVC double glazed sash window to front, lights to ceiling, multiple power points, radiator, carpet. Wood doors to bedrooms and bathroom; uPVC double glazed French doors to rear, to

Balcony with steel balustrade and glass infill. Composite decked, with views across the lawn, woodland to rear and across to arable farmland to the side.

Master Bedroom with uPVC double glazed full height windows, French doors to Juliet balcony and gable end apex window over, to rear – with views over the garden, woodland and farmland to the West. Lights to walls, vaulted ceiling, multiple power points, tv point, radiator, carpet. Wood doors to dressing room and

En Suite Shower Room with uPVC double glazed sash window to side, spot lights to ceiling. Low level wc, wide hand wash basin inset with light up mirror, to storage unit. Walk-in shower cubicle with glass screen, board surround. Heated towel rail, tiled floor.

Family Bath & Shower Room with uPVC double glazed sash window to side, spot lights inset to ceiling. Low level W/C and wide hand wash basin with light-up mirror over to storage unit. Free standing bath with board surround, shower cubicle with monsoon and regular head over. Wood double doors to airing cupboard, heated towel rail, tiled floor.

Bedroom with uPVC double glazed sash window to side, light to ceiling, carpet, radiator, multiple power points.





Bedroom with uPVC double glazed sash window to front, light to ceiling, carpet, radiator, multiple power points.

Bedroom with uPVC double glazed sash windows to rear, light to ceiling, carpet, radiator, multiple power points. Wood door to...

En Suite Shower Room with spot lights inset to ceiling, low level W/C, hand wash basin inset to storage unit. Shower cubicle with tiled surround, monsoon and regular head over. Heated towel rail, tiles to floor.

OUTSIDE

The property is approached to the front up gravelled driveway, providing ample off road parking for multiple vehicles and leading to the **Double Garage**, with up and over doors, lights and power; and the **Single Garage** with double doors, light and power.

The front garden is laid to lawn with fledgling trees, a hedged boundary to the front, wall to one side and timber fencing to the other. A paved path leads to the front door and continues around the sides, ensuring a child and pet friendly secure space to the rear...

The rear garden is laid to gabion-supported lawn, open to the rear with views across the mature woodland, home to a variety of trees and flowers. Hedged to one side and fenced to the other, this space is looking upon by the large paved terrace, with brick column and glass infill surround, which stands raised to the back – entered from the lounge, living room and dining kitchen. The rear faces South, enjoying views through the trees to the arable farmland beyond.

To the side stands a useful storage space.

ENERGY PERFORMANCE RATING: TBC

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Horncastle Office, Old Bank Chambers, Horncastle. LN9 5HY

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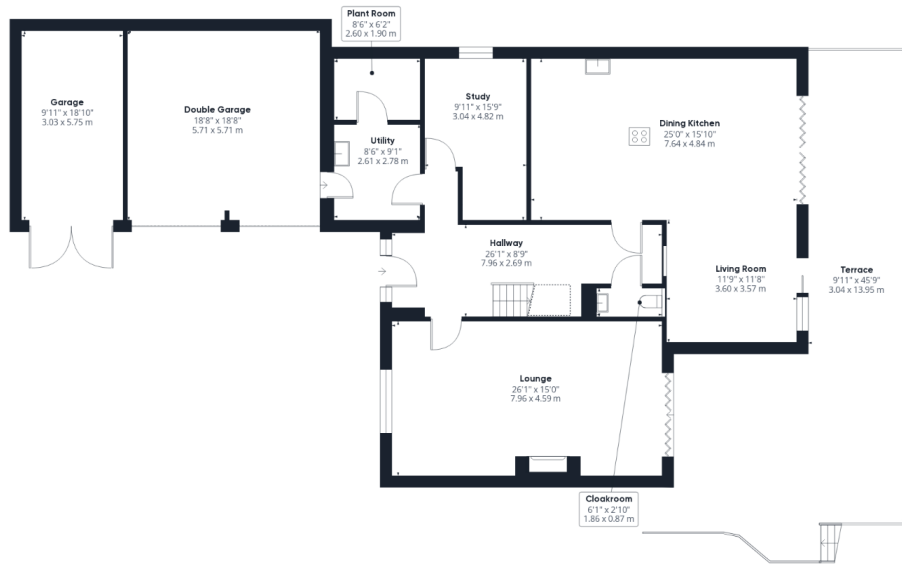
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Brochure prepared 10.04.2024

East Lindsey District Council -Tax band: TBC







Ground Floor



Floor 1



Approximate total area⁽¹⁾

3235.49 ft²
300.59 m²

Reduced headroom

20.34 ft²
1.89 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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

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