



BRITISH  
PROPERTY  
AWARDS

2024



GOLD WINNER

ESTATE AGENT  
IN HORNCASTLE



**Woodbeck House**  
Edlington, Horncastle, Lincolnshire. LN9 5RJ

**BELL**









## Woodbeck House Edlington

Woodbeck House is a beautifully presented five-bedroom home, standing in private, landscaped grounds spanning two acres (sts). With wonderful, far-reaching views to the side and rear, the property looks out across rolling hills set to arable farmland; the sun setting to the West behind a silhouette of Lincoln and the hill-top Cathedral seen on the horizon.

Equipped with an air source heating system, the property provides excellent fixtures and fittings; including stunning triple-aspect Vale orangery. There is an excellent Kitchen to the rear and both the Snug and Dining Room also enjoy the views to the rear, with bi-fold doors stepping out onto the rear patio. Ground floor accommodation continues with a large Sitting Room, with folding wood doors through to a further dining area and the Garden Room beyond. A Home Office, Laundry Room, Pantry and Guest Bedroom with En-Suite complete the ground floor, entered via a beautiful Entrance Hall with fireplace.



The first floor is laid out with a Master Bedroom Suite, also enjoying views to a dual aspect, with en-suite and dressing room; a further en-suite Bedroom, two additional Bedrooms plus family Bathroom. The property boasts recently installed high quality double glazed sash windows throughout, high ceilings and further classic features appropriate for a property of this style and stature.





## LOCATION

The sought after village of Edlington is situated approx. 2 miles from the historic and well serviced market town of Horncastle, with its excellent range of local primary, secondary and Grammar schools & 6 miles from Woodhall Spa, with its championship golf courses. The county capital and Cathedral city of Lincoln is approx. 17 miles away, with rail connection to London.

## ACCOMMODATION

The property is entered to the front; through double doors beneath storm porch, to the tiled **Front Lobby**. A further door, with windows flanking, enters the **Central Hallway**, currently used as a dining room, with a log burning stove set to wood surround with a tiled hearth, oak flooring and wood door to a useful storeroom. Wood doors access the kitchen, **Ground Floor Bedroom** with **En Suite Shower Room** and **Living Room**.

To the front of the property is a large **Sitting Room**, carpeted; with an attractive marble style fireplace with log burning stove inset. A pair of decorative hanging lights illuminate this space, from which folding double doors enter the garden room **Dining Space**, set with porcelain wood effect tiles. This is open to the **Orangery**, by Vale Garden Houses, a beautiful triple-aspect space with a southerly and westerly views.

With hanging light feature to the glazed lantern roof, the garden room enters the rear patio via double doors and boasts electric-operated sliding vents to the ceiling.

A wood door from the dining space leads to the Kitchen, with a flexible reception / **Dining Room** space opening out to the rear via trio of aluminium bi-fold doors. Open to this is the modern **Kitchen**, with excellent units to base and wall levels, and a central island with breakfast bar. An oil fired Aga sits in exposed brick style surround; integrated dishwasher, and full height fridge and freezer ensure the kitchen is fully equipped.







A useful pantry leads off the Kitchen, together with side hallway entering the **Cloakroom**, **Laundry Room**, **Home Office / Utility** and a carpeted **Snug**. This has further bifold doors looking out to the rear and a vaulted ceiling with wood panelling and electric operated sky light with blind. There is a freestanding bio-ethanol stove to the rear wall on brick support, and a full height gun cupboard.

Leading up from the hallway, is a beautiful carpeted staircase; circling up via front landing with wide steps, enclosed by spindle and balustrade, to the **First Floor Gallery Landing** with a beautiful arched window to the front, looking over the driveway and front garden. The landing accesses a further **Four Generous Double Bedrooms**, the family **Bathroom** and a generous airing cupboard, housing the Tempest heat pump cylinder, and loft access hatch.

The first bedroom, as approached from the Hallway, boasts a pair of front-facing windows; with radiators beneath. Carpeted, **Bedroom Two** enjoys use of an ensuite bathroom with doubled header shower over full size bath, wood flooring, heated towel rail and wash basin set to vanity unit. A large window looks out to the side; across neighbouring arable farmland set to rolling hills.

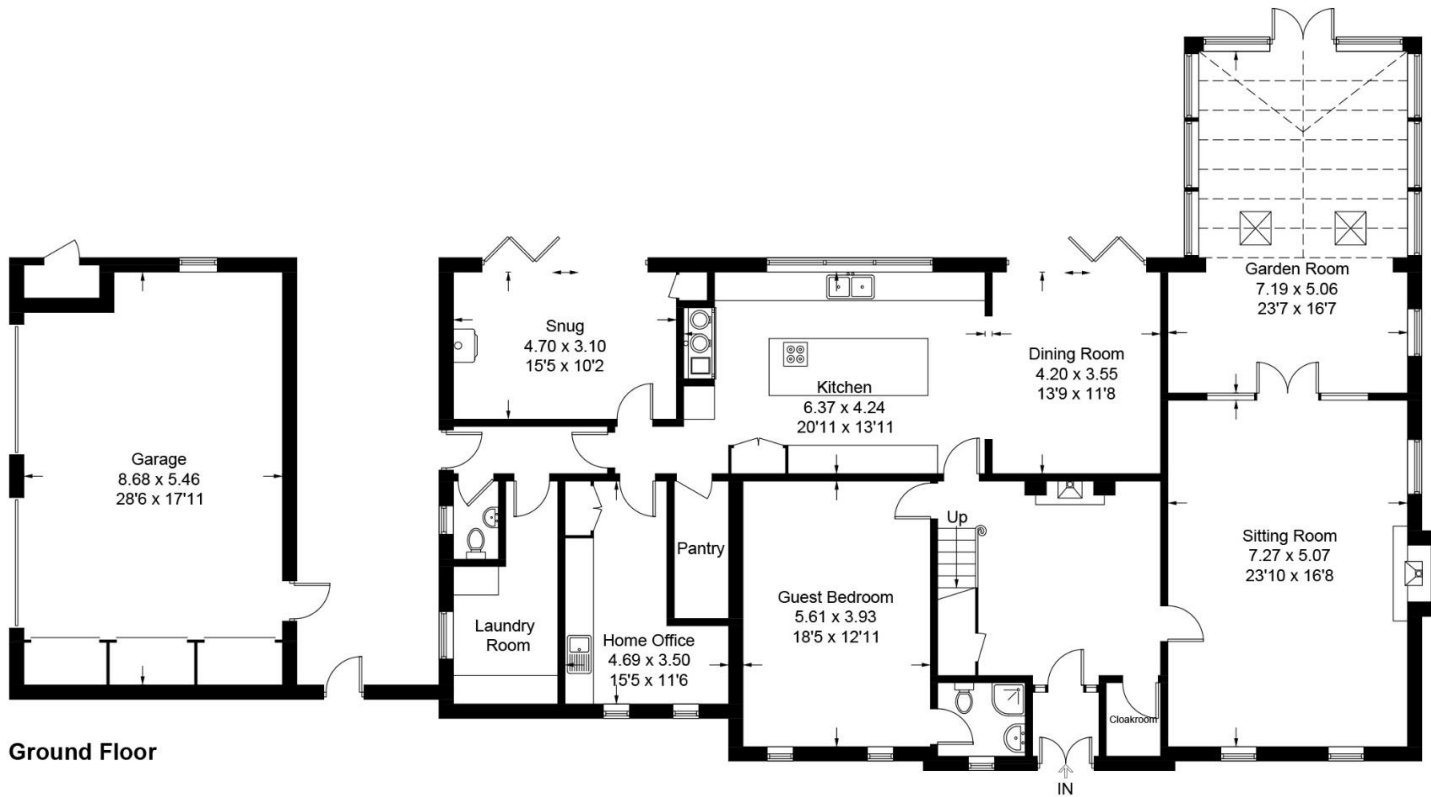
Set to the rear is the **Master Bedroom**, of particularly generous proportions, with 180 degree views to the side and rear, looking out across the rural landscape beyond and out to the west. With a **Dressing Room** offering two banks of wardrobe storage, the master suite is complete with a **Bath and Shower Room**, the slipper bath set beside a west-facing window, alongside a hand wash basin set to vanity unit and corner shower cubicle with monsoon and regular head over; and pair of heated towel rails.

**Two further Bedrooms** mirror one another, looking to the front and rear respectively, with the **Family Bathroom** nestled between offering both a free-standing bath on ball and claw feet, and a corner shower cubicle with electric shower over; WC and hand wash basin set to vanity unit. To the front bedroom, accessed by a low door, is a useful den / large store room.

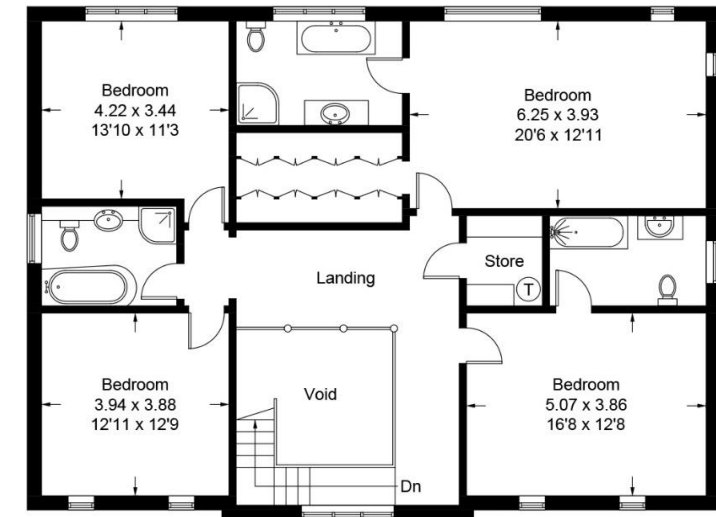


# Woodbeck House

Approximate Gross Internal Area  
Ground Floor = 219.0 sq m / 2357 sq ft  
First Floor = 131.7 sq m / 1418 sq ft  
Garage = 45.9 sq m / 494 sq ft  
Total = 396.6 sq m / 4269 sq ft  
(Excluding Void)



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.







## OUTSIDE

The property is approached from the front and side via a double-ended gravel driveway, opening out to the considerable front approach space, with ample parking for multiple vehicles. To the side stands a brick and tile large **Double Garage** with **Workshop** space and storage for the oil tank.

The front garden is laid to a sweeping lawn, contained by evergreen hedging with mature trees throughout, including a stunning Willow beside the pond. Contained by further hedging, the side garden offers further lawned space, alongside a timber Summerhouse, vegetable garden and potting shed. There are further trees, and a separate gateway; to this space from the road.

The principal lawn extends across the rear, wrapping around the garden room, with box hedging around the paved patio that extends across the rear of the property and garage; and opens out into a courtyard patio space between the two. Again contained by shrubs and mature flowerbeds, a lower level hedge is established to the rear of the property to provide open views across the rolling hills beyond, set to arable farmland, and across to the silhouette of Lincoln cathedral on the horizon, back-lit by the beautiful sunsets this part of the county enjoys.

**East Lindsey District Council – Tax band: G**

**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  
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