



BRITISH  
PROPERTY  
AWARDS

2024

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT  
IN HORNCastle



**Woodfalls**

Main Road, Sotby, Market Rasen, Lincolnshire. LN8 5LH

**BELL**





## Woodfalls

Main Road, Sotby

Woodfalls is an excellent four-bedroom bungalow, providing excellently presented accommodation; versatile to a range of requirements. With a cosy south-facing living room, and dual aspect dining kitchen with range cooker, the property also provides a large boot room, utility and cloakroom. Leading off the central hallway are four bedrooms, including master with en suite shower room, family bathroom and a flexible office / bedroom five.

The property occupies an attractive position in this small rural village on the fringe of the Lincolnshire Wolds, with views over paddock land and hills beyond to the rear, and arable farmland to the front. Occupying a plot of approx. 1/4 acre (sts), lawns wrap around the property alongside a series of mature established flower beds, a car port with gravelled driveway parking – all contained by timber fencing to ensure a child friend secure space.

As per East Lindsey District Council Reference N/157/01652/22, planning permission has been granted for an extension to the Western side of the property, to create a symmetrical front elevation with the addition of a larger kitchen and reception space leading off the current dining kitchen area, which would become a utility room. These plans also include the addition of French doors to the master bedroom, and a front porch accessing the existing living room. Full details can be sought via the ELDC planning portal or by contacting the agents.





## ACCOMMODATION

**Boot Room** entered to the front through wood effect double glazed door having uPVC double glazed windows to front and side aspects; built in full height corner cupboards, space and connections for upright fridge-freezer and tumble dryer, wood effect floor, radiator, ceiling light. Doors to dining kitchen, cloakroom and to:

**Utility** having uPVC double glazed window to rear aspect; storage units to base and wall levels, narrow sink set to roll edge worktop with space and connections beneath for washing machine. Wood effect flooring, ceiling light and power points.

**Cloakroom** with uPVC double glazed obscure window to rear aspect; low level WC, pedestal wash hand basin, wood effect flooring, tiles to half height on walls, radiator and ceiling light.

**Dining Kitchen** having uPVC double glazed windows to front and rear aspect; an excellent range of modern units to base and wall levels, 1 1/2 bowl leisure sink and drainer set to roll edge worktop with space and connections for upright American style fridge freezer, Rangemaster 90 cooker and five ring hob beneath extractor canopy. Tiled floor, radiator and power points. Wood windowed doors to hallway and to:

**Living Room** having uPVC double glazed window to front aspect; multi fuel stove on slate hearth set beneath oak mantle to exposed brick firebox, carpeted floor, TV point, radiator, wall and ceiling lights and power points. Wood windowed door to:

**Hallway** with carpeted floor, radiators, loft access hatch, ceiling lights and power points. Doors to further accommodation including:

**Family Bathroom** having uPVC double glazed obscure window to rear aspect; panel bath with shower attachment, Shower cubicle with Triton electric shower over, pedestal wash hand basin and low level WC. Built in airing cupboard, tiles to half height on walls, tiled floor, heated towel rail and ceiling light.

**Office / Bedroom 5** with uPVC double glazed French doors to rear aspect; carpeted floor, radiator, ceiling light and power points.





**Bedroom 4** with uPVC double glazed window to rear aspect; carpeted floor, radiator, ceiling light and power points.

**Master Bedroom** having uPVC double glazed window to rear aspect; built in storage space, carpeted floor, TV point, ceiling spotlights and power points. Door to:

**En-suite Shower Room** having uPVC double glazed obscure window to side aspect; walk in shower cubicle with Mira wall-unit controlled monsoon and regular shower heads, wash hand basin set to storage unit, low level WC, tiles to walls and floor, heated towel rail and ceiling spotlights.

**Bedroom 2** with uPVC double glazed window to front aspect; built in storage space, carpeted floor, TV point, ceiling light and power points.

**Bedroom 3** with uPVC double glazed window to front aspect; carpeted floor, ceiling light and power points

## OUTSIDE

The property is approached to the front, through five bar vehicle gate and via a gravel driveway, providing off road parking and leading to the covered car port with further parking space and EV charging point.

The front and side gardens are laid to a sweeping lawn, with established flowerbed to the front set behind timber fencing securing the property from the roadside. A series of mature trees are set to the eastern side.

Secured to the rear is further garden space leading off the office, with a paved patio seating space, and slate chipped flowerbeds. To the side stands a timber framed **Garden Store** and a larger **Workshop**.

East Lindsey District Council – Tax band: C ENERGYPERFORMANCE RATING: D

**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  
Tel: 01507 522222  
Email: [horncastle@robert-bell.org](mailto:horncastle@robert-bell.org);  
Website: <http://www.robert-bell.org>

Brochure prepared 22.04.2024











Approximate total area<sup>(1)</sup>

1462.38 ft<sup>2</sup>

135.86 m<sup>2</sup>

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

#### DISCLAIMER

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
- No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.
- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.