



BRITISH
PROPERTY
AWARDS

2024



GOLD WINNER

ESTATE AGENT
IN HORNCASTLE



Woodys Top
Ruckland, Louth. LN11 8RQ

BELL



Woodys Top Ruckland

Woodys Top is a beautiful holiday home, enjoying a stunning Lincolnshire Wolds location with no near neighbours. Providing five en suite bedrooms, the property boasts a large, modern, open-plan living-dining-kitchen; alongside games room – bringing the internal accommodation to over 2000 sq ft.

Lawned gardens and a patio with large hot tub, plus parking for multiple vehicles, are on hand with Woodys Top occupying approx. ¼ acre (sts); panoramic south-westerly views across rolling National Landscape countryside beyond make this perhaps the best such location in the county.

The property was a Select Lincolnshire Finalist in the Self-Catering Establishment of the Year category (2019); and earned Customer Choice Awards 2019 – 2024.

Successfully run with an average gross income of over £55,000 over the last three years, Woodys Top is suitable for continued use as a holiday let or as a second home. Please note, the property cannot be occupied as a primary residence.

ACCOMMODATION

The property provides an open-style living room, dining room and kitchen layout, with 55" smart TV, American style fridge freezer, wine cooler and patio doors leading to the garden. The five bedrooms include three doubles, with king size beds currently; plus two twin rooms – all with 40" smart TVs; and four with wet rooms and the fifth an en suite bathroom with shower over. Woodys Top also enjoys a games room, currently laid out with a wealth of leisure features.

Externally, the ¼ acre (sts) plot includes a Master Spas UK hot tub; seating eight including one *extreme Lounger* seat.





AREA

The property boasts beautiful, open country-side views to the South-West, ensuring enjoying of this view is combined with direct sunlight throughout the afternoon and into the evening.

HISTORY

Once buildings serving neighbouring arable farmland, a local rector *Rev. Jesse Wood* was one of the first to benefit from rents paid by the occupier and thus this space became 'Woodys Top'. A youth hostel was opened on the location in 1948, having relocated from the nearby hamlet of Farforth – then property then was little more than a cow shed with earth floors. This was soon changed, however, with updates creating a central common room and two dormitories, but no running water was present. An iron pump was required until 1986, when mains water was connected.

Perhaps the most influential custodian of Woodys Top as a hostel was Peter Grant, of Boston, who invested plenty in improving the property; as extra services and central heating were added. The youth hostel closed its doors in 2017 and a local family purchased the property, intending to create a holiday cottage. Keen to emphasise the stunning views, work began that year – including a new roof, reconfiguration and in August 2018 – the property was once again open for visitors, now a single holiday cottage befitting of the stunning Lincolnshire Wolds location it occupies.

SERVICES

Mains water and electric. Oil central heating with under floor heating throughout and private drainage.

INCOME

The property has achieved an average gross income of £56,547 over the last three years.

East Lindsey District Council – Tax band: tbc

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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