



Woodhall Spa, Lincolnshire







## AN OUTSTANDING PROPERTY IN THE SOUGHT-AFTER VILLAGE OF WOODHALL SPA, LINCOLNSHIRE

Lincoln – 19 miles

Grantham – 32 miles with East Coast rail link to London

(Distance are approximate)

**VIEWING - STRICTLY BY APPOINTMENT**

A rare opportunity has arisen to acquire a truly outstanding single storey home discreetly set to surprisingly large yet beautiful landscaped south facing gardens. Internally the property is enhanced by generously proportioned light filled rooms, thoughtfully extended and upgraded to the highest specification of fitment providing three double bedrooms, four reception rooms, two luxury bathrooms and expansive fully equipped kitchen recently extended to provide an excellent entertaining area connecting to the courtyard. All integral doors, architraves, cornices and deep skirting boards are of solid tulip wood. There is a Bang & Olufsen TV/surround sound system in all principal rooms. A recent addition is a multi-functional garage complex, built to a high standard with tiled underfloor heating, shower room and first floor room providing studio and storage. There are aluminium sliding electric drive gates together with pedestrian telecommunication and access, all round external and global surveillance CCTV.



### ACCOMMODATION

The high standard of fitment and attention to detail is immediately apparent the moment you walk through the inset solid timber entrance door and into the:



## **MAIN RECEPTION HALL**

Providing a spacious entrance and a warm welcome this attractive reception hall has the bedrooms to the right and main living rooms to the left including:

### **SNUG** 11' 9" x 7' 5" (3.58m x 2.26m)

A cosy 'hideaway' for those moments of solitude, overlooking the ornamental courtyard through Dickensian style bay window.

### **DINING ROOM** 16' 7" x 11' 4" (5.05m x 3.45m)

A delightful light filled south facing room with French windows opening out to the rear gardens. A feature archway opens to:

### **SITTING ROOM** 20' 6" x 12' 7" (6.24m x 3.83m)

A bright dual aspect room ideal for engaging with family and friends. A working open fireplace fitted by Chesney's of London with bespoke marble surround complements the room.

### **KITCHEN** 31' x 11' (9.44m x 3.35m) extending to 19' 5" (5.91m)

Set to the heart of the home this fully equipped bespoke double kitchen, made and fitted under close inspection and design by the current owners offers an impressive range of high-quality units and integral appliances. Solid Brazilian quartz worksurfaces extend to provide a central breakfast bar, porcelain one and half sink drainer, many base units including concealed dishwasher, integral microwave oven, Neff double oven, Neff single oven/grill, deep warming drawer and dairy fridge. The Kitchen has recently doubled in size where the standard of fitment has continued providing matching Brazilian quartz over solid timber units with 'Villeroy & Boch' ceramic butlers sink with Quooker boiling water tap, 'Fisher & Paykel' wine cooler and Samsung double American style fridge freezer with water fountain and ice cube dispenser. There is a matching display dresser, wall mounted cupboards above with downlighting discreet waste & three recycling units, microwave oven and 'Fisher & Paykel' double oven. (so, four ovens in total). A Brazilian quartz central island unit has 'Novy' induction hob with a central recirculation charcoal filter system, stainless steel salad sink, further solid timber storage cabinets below and circular 'Lazy Susan' matching quartz turntable. The flooring is natural porcelain tiles with underfloor heating. The kitchen double height ceiling, triple aspect and double patio doors to 'Courtyard'.

### **LAUNDRY ROOM** 5' 9" x 6' 5" (1.75m x 1.95m)

With excellent storage, this working room is fitted with the same high standard of fitment; a porcelain butlers sink inset to quartz worksurface with mixer tap and directional hand-held water spray, washing machine and ironing storage station.





**BREAKFAST ROOM / SIDE VESTIBULE** 16' 9" x 10' 2" (5.10m x 3.10m)

This flexible room has many options, an impressive alternative entrance with its solid oak door welcomes formal guests into the main reception room without entering the rest of the accommodation. This part of the home is ideal for entertaining guests and has solid oak flooring with underfloor heating, glazed door to the west of the garden and double doors opening to the garden room. A door leads to the **Control Room** which houses the central Wifi system, alarm board, internal office space with printing area, together with the Bang & Olufsen sound distribution system.

**GARDEN ROOM** 19' 4" x 16' 9" (5.89m x 5.10m) & 13' (3.96m) high

Filled with natural light this dual aspect room overlooks the garden to the south and west through outward opening French windows with its double height vaulted ceiling. The room is further complimented by open gas log effect fire set to fossil stone surround fitted by Chesney's of London and having full height double library book cases set to alcoves each side providing useful storage and cleverly designed to hideaway the television when not in use. There is solid oak flooring with underfloor heating and radiators set to ornate covers and pier glass.

**CLOAKROOM**

Being off the breakfast room and having heated towel rail, underfloor heating, with marble bowl sink over vanity unit and low-level WC.

**MAIN BEDROOM** 11' 7" x 16' 2" extending to 22' (6.70m)

A dual aspect room to the cooler side of the home with heated double wardrobe with underfloor heating, television multi-media connections and door to:

**EN-SUITE BATHROOM**

With luxury fittings including cast iron 'Betty bath' having hand held shower, marble bowl wash hand basin with chrome fittings, concealed low-level WC, heated towel rail and underfloor heating.

**GUEST BEDROOM** 12' 7" x 8' 9" (3.83m x 2.66m)

A west facing double room with a range of fitted wardrobes with mirrored sliding doors, and electric docking station for phones, kindles etc.





**BEDROOM 3** 12' 7" x 12' 2" (3.83m x 3.71m) *excluding built-in wardrobes*

A west facing double room having built-in double wardrobe with sliding doors.

**PRINCIPLE BATHROOM / WETROOM** 13' 0" x 7' 9" (3.96m x 2.36m)

With a high specification suite including large walk-in full body shower cubicle having hand and foot rail, white enameled 'Betty' bath set in marble with center waterfall tap, twin wash hand basin with mirrored unit above having downlighting and shaver point over vanity storage with power point and integral hairdryer. There is a remote audio system, underfloor heating and heated towel rail.

**OUTSIDE**

The property is approached through aluminum automatic sliding gates set between brick and stone pillars and side aluminum pedestrian gate with video monitor and intercom, over a graveled drive providing parking and leads to **Detached Double Garage Complex** a superb recent addition with electric up and over door, tiled underfloor heating L.E.D lighting, separate heating system including boiler and an independent electricity board. There is an oak staircase to first floor **Studio and Storage**, service door to courtyard and door to **Shower Room** with easy access shower cubicle, wash hand basin over oak vanity unit, low-level WC, underfloor heated tiled floor and radiator. The first floor has an ideal work from home office away from the main residence, with Velux windows providing natural light, radiators and power points. Between the Garage complex and main property is a 'Courtyard', paved with York Stone with central water feature, serving the home an attractive outside space off the patio doors to the kitchen. The extensive rear gardens have been thoughtfully designed and landscaped to an Italian theme with numerous Cyprus trees and meandering paths to box hedges.

Ideally positioned to appreciate the setting stands a brick and stone **'FOLLY'** 15' 0" x 8' 2" (4.57m x 2.49m) with stone columns and slate roof providing an all-weather outside entertaining area. There is a central rill water feature creating an ambience of peace and tranquility to this attractive setting. A paved terrace externally connecting the garden room and dining room enjoys south facing views over the rear garden and beyond.

**Further Information**

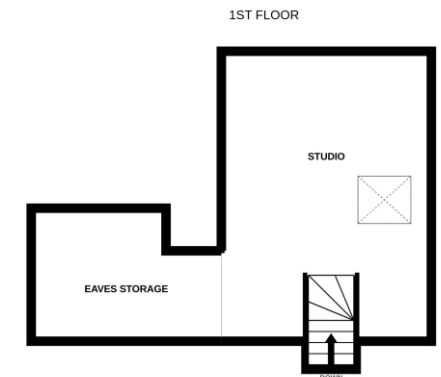
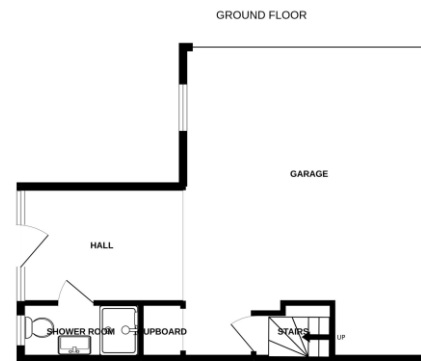
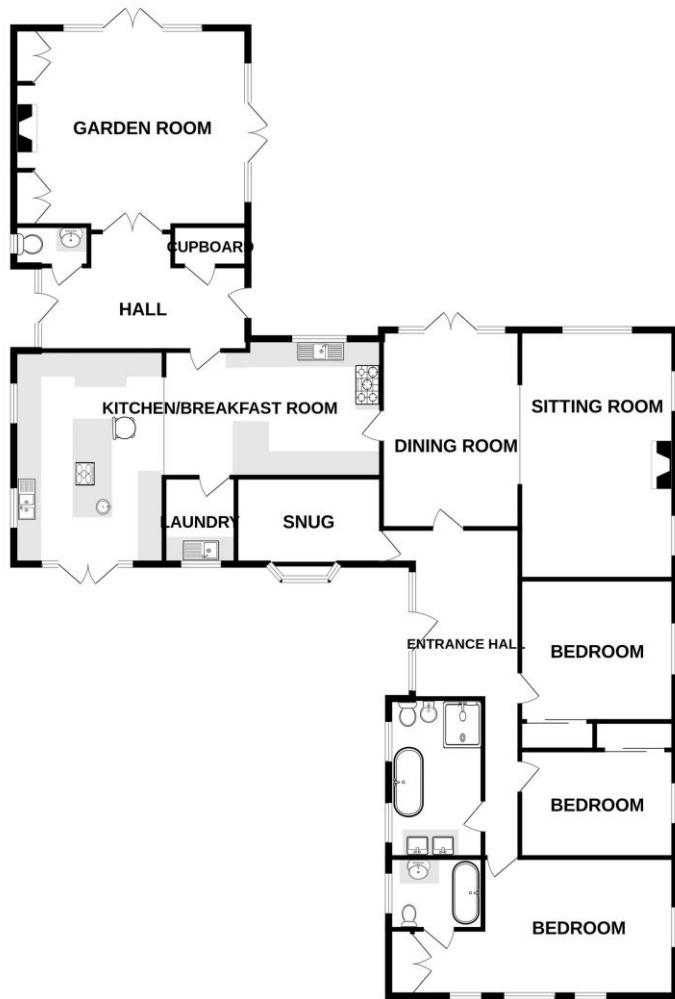
All mains services. Gas central heating.

**Local Authority:** East Lindsey District Council, Tedder Hall, Manby Park, Louth, Lincolnshire LN11 8UP. Tel No: 01507 601111  
DISTRICT COUNCIL TAX BAND = E  
EPC RATING = D





GROUND FLOOR



**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.

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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.

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