



Elmwood House

Coronation Road, Woodhall Spa, Lincolnshire LN10 6QD

£1,200,000

BELL
ROBERT BELL & COMPANY

Elmwood House

Woodhall Spa Lincolnshire LN10 6QD

Lincoln – 19 miles

Grantham – 32 miles (with East Coast rail link to London)

Boston – 17 miles

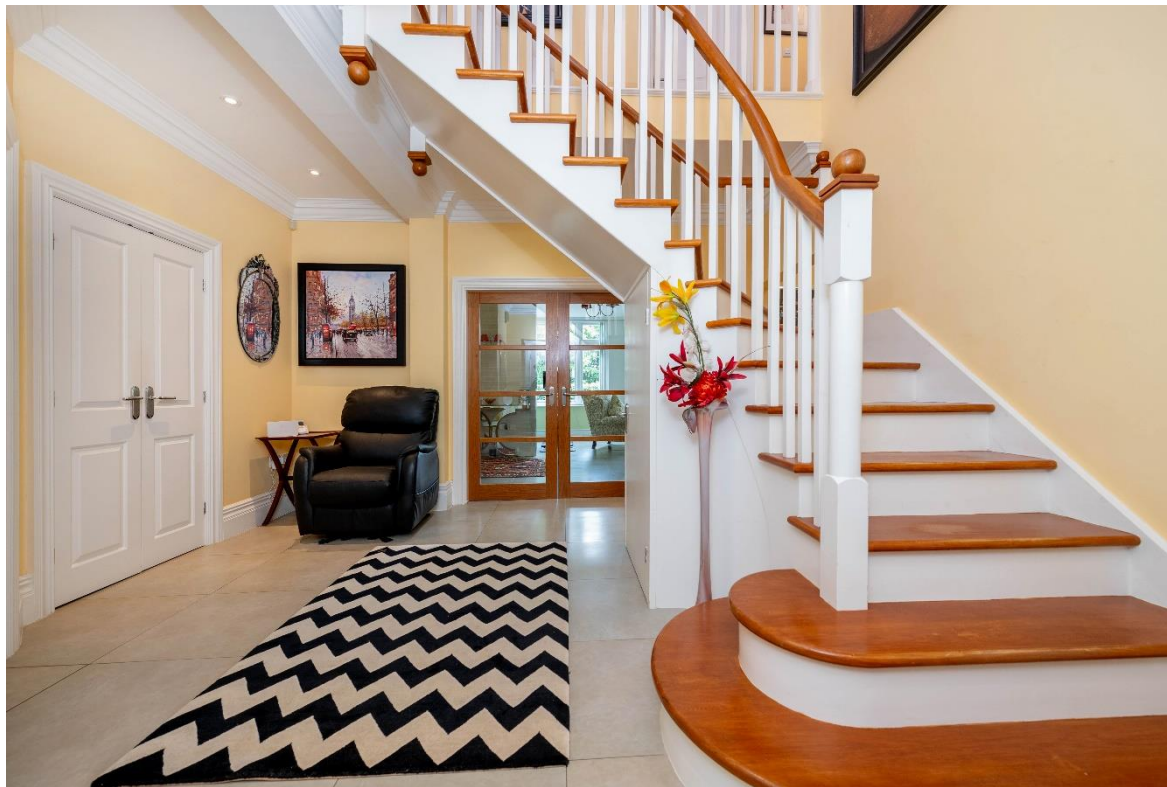
(Distances are approximate)

Situated in possibly the finest position to this most sought after Lincolnshire village, overlooking the 'Bracken' golf course to the rear and 'Pinewoods' opposite. Elmwood House, built-in 2007 to an extremely high standard giving a successful blend of traditional design with modern specification fittings enjoys a wide range of spacious accommodation to suit the needs of most families including five bedrooms, two en-suites, large living kitchen and two further reception rooms. The property is further enhanced internally with its high ceilings, deep moulded cornices, passenger lift and impressive oak staircase to galleried landing. The shopping, social and educational facilities of this Spa village are within easy walking distance. A formal viewing of this exceptional property is essential to fully appreciate the setting and standard on offer.

Woodhall Spa offers a good range of shopping and social facilities. The village with its tree lined avenues, Edwardian hotels, Kinema in the Woods, and possibly one of the best inland golf courses in Britain has become increasingly popular as a residential setting. The market town of Horncastle lies approximately six miles away and stands in the gateway to the Lincolnshire Wolds, an area designated as being of Outstanding Natural Beauty. The historic City of Lincoln and the East Coast both lie within driving distance.

Accommodation

Entrance into the property with its pillared storm porch over, is gained through a solid wooden door with side lights and leads into:





Entrance Lobby

With built-in cupboard to one side, power points, tiled under floor heating and door to:

Reception Hall

An impressive hall, with balustrade oak staircase to first floor galleried landing. There is double door cloaks cupboard, deep moulded ceiling cornice, ceiling spot lights, 'Gres Porcellanato' tiled under floor heating, telephone point, power points and glazed double doors opening to:

Living Kitchen

Living Area 20' 0" x 17' 9" (6.09m x 5.41m) extending to 23' (7.01m)

With full width aspect over rear garden and Bracken golf course beyond. There is central cast-iron, free-standing gas fire, Gres Porcellanato tiled under floor heating, telephone and television aerial point and French doors to rear garden.

Kitchen Area 17' 4" x 16' 1" (5.28m x 4.90m)

A double aspect room giving double aspect rear garden and Bracken Wood golf course and having a range of fitted units comprising stainless steel single drainer sink unit with mixer tap and integral colander, ample work surface over 'Snaidero' matching base units including integral dishwasher and pan drawers, two 'MIELE' fan assisted ovens and 'SMEG' six ring gas hob with stainless steel extractor hood over. There is a range of larder cupboards to opposite wall, room for American side by side fridge / freezer, ceiling spot lights, tiled under floor heating, telephone point, power points and door to:

Pantry

Having lighting and shelving to each side.

Utility Room 13' 5" x 8' 4" (4.09m x 2.54m)

Having rear aspect, stainless steel single drainer sink unit with mixer tap, ample work surface over matching base units with space and plumbing for automatic washing machine, full height cupboard to one end, tiled under floor heating, ceiling spot lights, power points, wall mounted 'Worcester' gas central heating boiler and glazed panel door to outside.

Lounge 20' 2" x 15' 3" (6.14m x 4.64m)

A dual aspect room giving views to front and side of property and having cast iron gas coal effect fire with 'Carrara' marble surround and hearth, deep moulded ceiling corniced under floor heating, television point, telephone point and power point.





Cinema Room 18' 0" into bay x 13' 5" (5.48m x 4.09m)

Overlooking front garden through bay window and heavy deep moulded ceiling cornice, under floor heating, Bang & Olufsen television and surround sound system, telephone point and power point. The passenger lift rises from here into the guest bedroom.

Cloakroom

With 'Pozzi/Ginori' low level, W.C. and wash hand basin, 'Gres Porcellanato' tiled under floor heating and heated towel rail.

First Floor

Galleried Landing

With views over front garden and having deep built-in linen cupboard, moulded ceiling cornice, radiator, power points and access to roof space and door to:

Main Bedroom 13' 6" x 14' 2" (4.11m x 4.31m)

A double aspect view overlooking rear garden and Bracken Golf Course. There is deep moulded ceiling cornice, bedside ceiling lamps, facilities for sky television, ceiling spotlights, power points and doorway to:

Dressing Room 10' 8" x 5' 9" (3.25m x 1.75m)

With deep moulded ceiling cornice, ceiling spot lights, vertical wall radiator and door to:

En-Suite

With a suite consisting of cast iron bath with shower attachment taps, close couple W.C., bidet, 'his and hers' bronze porcelain wash hand basins each with full height mirror and mixer taps, walk-in shower with ornate head and hand-held power shower. There are ceiling spotlights, Gres porcelain tiled flooring with feature lighting, recessed shelving with up lighting and heated towel rail, and under floor heating.

Guest Bedroom 13' 5" x 11' 5" (4.09m x 3.48m)

With double aspect over front garden and towards the 'Pine woods' and having coving, television point, telephone point, radiator, power points and double doors to **En-Suite** with corner shower cubicle, porcelain wash hand basin with vanity mirror over, close coupled WC, shelving and hanging space to one side, tiled flooring and ceiling spot lights. The passenger lift provides access from the ground floor.

Bedroom 3 15' 3" x 11' 4" (4.64m x 3.45m)

A dual aspect room having views of rear garden with Bracken golf course beyond and to the front of property towards 'Pine Woods'. There is coved ceiling radiator and power points.





Bedroom 4 11' 2" x 11' 0" (3.40m x 3.35m)

With front aspect over garden towards 'Pine woods' and having coving, radiator and power points.

Bedroom 5 10' 1" x 11' 4" (3.07m x 3.45m)

Currently used as an office, overlooking the rear garden and Bracken golf course and having coving, radiator and power points.

Family Bathroom 9' 5" x 10' 0" (2.87m x 3.05m)

With a suite consisting of panelled cast iron bath with shower attachment taps, walk in shower cubicle with cast iron tray, rain effect showerhead and hand held power shower. There is close-coupled WC, bidet and wash hand basin with shaver point to one side. There is 'Settecento' tiled flooring, under floor heating, heated towel rail feature floor lighting and ceiling spotlights.

Outside

The property is approached through electric gates over a gravelled driveway giving ample parking for several vehicles and leads to **Detached Double Garage**. The remaining front garden is laid to lawn with a variety of mature plants and shrubs to borders. The rear garden is laid to lawn with a patio overlooking the Bracken golf course and an additional secluded patio to the rear.

Further Information

Mains water, electricity, gas and drainage. Gas fired central heating.

Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincolnshire LN9 6PH. Tel No: 01507 601111

DISTRICT COUNCIL TAX BAND = G

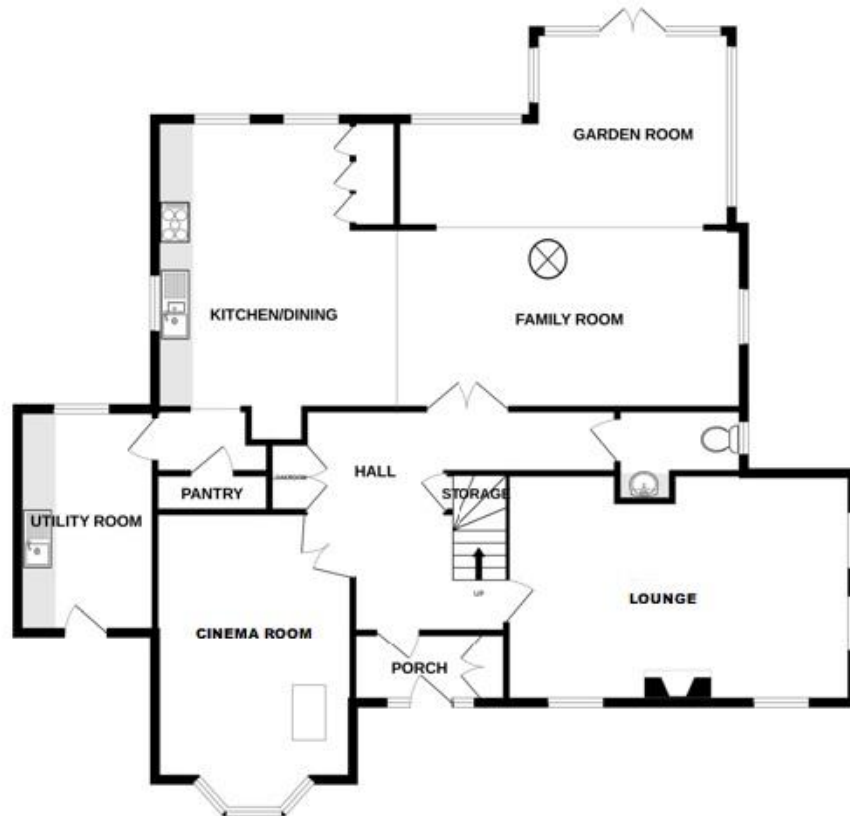
EPC Rating = C

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.

The agents have not been privy to the contents of the Title of the property and cannot in any way formally confirm the boundaries of the property or the existence of any Covenants, Easements or Rights of Way, which might affect it. Any plan shown in this brochure is purely presented as a guide and all boundaries and area measurements presented, subject to survey, will require further verification. We formally instruct you to speak to our client's solicitors in regard to all of these matters.



GROUND FLOOR
1552 sq.ft. (144.1 sq.m.) approx.



1ST FLOOR
1349 sq.ft. (125.4 sq.m.) approx.



TOTAL FLOOR AREA : 2901 sq.ft. (269.5 sq.m.) approx.

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