



Rivoan

Alverston Avenue, Woodhall Spa, Lincolnshire LN10 6SN

£825,000

BELL
ROBERT BELL & COMPANY



Rivoan, Alverston Avenue, Woodhall Spa

Situated within the tree lined avenues of this most sought after Lincolnshire village stands Rivoan, a substantial detached Victorian residence renovated and enhanced with modern fittings sympathetic to the property's original style. With features including ceiling roses and ornate cornicing throughout, the addition of traditional style, hand crafted kitchen, feature radiators throughout and professionally refurbished original wooden sash windows blending Victorian style with comforts of modern living.

The property offers an extensive range of accommodation over three floors including 8 bedrooms and 4 reception rooms, being further enhanced by its high ceilings. There is a detached double garage, outbuildings and lawned gardens. Planning permission has been obtained for a rear extension to create an orangery; this can be found through the East Lindsey District Council Planning Portal using the reference: [S/215/01507/17](#)

ACCOMMODATION

Entrance Porch with wood main entrance door and sash windows to sides, tiled flooring and door to:

Hallway with wood flooring, spindle and balustrade staircase to first floor, radiators and two ceiling roses with lights. Door to side aspect and doors to downstairs accommodation including:

Sitting Room 14' 10" x 12' 11" (4.52m x 3.93m) *excluding deep walk-in bay window area of 7' 10" x 3' (2.39m x 0.91m)*

Having wood double glazed sash bay window to front enjoying southerly aspect; fireplace with over mantel, carpeted flooring, radiator with cover and bookcase above by Tennyson. There is TV and telephone points, two ceiling roses with lights and multiple power points.





Drawing Room 12' 11" x 12' 11" (3.93m x 3.93m) *excluding the deep walk-in picture bay window 7' x 3' (2.21m)*

Having wood double glazed sash bay window to front enjoying southerly aspect; fireplace with over mantel, carpeted flooring, radiator, TV and telephone point, two ceiling roses with lights and multiple power points.

Dining Room 13' 9" x 11' 10" (4.19m x 3.60m)

With wood sash windows to side aspect; fireplace, wood flooring, radiator, light to ceiling rose and power points.

Breakfast Room 13' 0" x 10' 4" (3.96m x 3.15m)

With wood sash window to side aspect; wood burner to fireplace with surround, louvre doors to storage space, carpeted flooring, radiator, ceiling light and power points. Open doorway to:

Kitchen 13' 0" x 9' 9" (3.96m x 2.97m)

Having wood windows to rear and side aspects, a range of handmade bespoke units, 'Butlers' ceramic sink with incised drainer to bevel edge worktop, integrated units including fridge, dishwasher, microwave with space currently housing and connections for classic deluxe Range cooker beneath canopy. Radiator, tiled flooring and tiles to wall, central island providing table or worktop space, two ceiling roses with lights and power points. Door to hallway.

Cloakroom 8' 0" x 7' 6" (2.44m x 2.28m)

With wood obscure sash windows to rear aspect; pair of wash hand basins inset to ornate marble style stands with mirrors over, low-level WC, light to ceiling rose, tiled floor and radiator.

Utility Room 11' 11" x 9' 11" (3.63m x 3.02m)

With wood sash windows to side aspect; a good range of units to base and wall level, space and connections for fridge and freezer, washer dryer with Butlers sink to side; wood effect worktop, radiators, light to ceiling rose. tiled floor and power points. Wood door to rear.

First Floor

Landing with radiator, carpeted store, ceiling lights and wood sash windows. Doors to first floor accommodation.

Bedroom 13' 1" x 12' 11" (3.98m x 3.93m)

With wood double glazed sash window to front aspect; fireplace, carpeted flooring, light feature to ceiling rose and power points.





Main Bedroom 15' 0" x 12' 10" (4.57m x 3.91m)

Having wood double glazed sash windows to front aspect; walk in wardrobe, fireplace, radiator, light feature to ceiling rose and power points. Door to:

En-Suite Bathroom 11' 10" x 8' 2" (3.60m x 2.49m)

With wood obscure sash windows to side with shutters; slipper style free standing bath, corner shower cubicle with monsoon and regular heads, mermaid board surround, pedestal wash hand basin and high-level WC. Wood effect flooring, radiator and light to ceiling with ceiling rose.

Bedroom 13' 10" x 11' 10" (4.21m x 3.60m)

With window to rear aspect; carpeted flooring, light feature to ceiling rose and power points.

Bathroom 8' 10" x 8' 2" (2.69m x 2.49m)

With wood obscure sash windows to rear with shutters; slipper freestanding bath, shower cubicle with mermaid board surround, monsoon and regular head, pedestal wash hand basin with mirrored tiles to wall behind, low-level WC, wood effect flooring and light to ceiling.

Bedroom 12' 9" x 12' 0" (3.88m x 3.65m)

With window to rear aspect; carpeted flooring, light feature to ceiling rose and power points.

Bedroom 13' 10" x 11' 10" (4.21m x 3.60m)

With window to side aspect; carpeted flooring, light feature to ceiling rose and power points.

Carpeted stairs with spindle and balustrade to:

Second Floor

Landing with window to side aspect, walk-in wardrobe with carpet, storage space, carpeted flooring and power points. Doors to second floor rooms:

Walk In Wardrobe with hanging rails, shelving and polished wood flooring.

Bedroom 12' 8" x 9' 10" (3.86m x 2.99m) main dimensions

With window to front aspect; fireplace, carpeted flooring, light feature to ceiling rose and power points.





Bedroom 13' 0" x 12' 0" (3.96m x 3.65m)

With Velux window to rear aspect; carpeted flooring, light feature to ceiling rose and power points.

Bedroom 15' 0" x 10' 8" (4.57m x 3.25m)

With window to rear aspect; fireplace, carpeted flooring, light feature to ceiling rose and power points.

OUTSIDE

The property is approached via a driveway providing ample off-road parking for multiple vehicles and access to the detached **Double Garage** with pair of up and over doors, windows to rear, personnel door to side, power and internal and external lighting.

The front garden is laid to lawn with established hedging to the sides and front. The rear garden space is divided off by a boundary wall between the garage and the property ensuring a pet and child friendly space.

The side garden, situated behind the garage, is laid to lawn with established plant beds and hedged boundaries. A low-level wooden fence divides this area off from the rear garden being predominantly laid to lawn with a paved patio seating area to rear, hedging to the sides and wood fencing to the rear. The rear space is populated with established species and trees. There are a pair of timber framed stores offering useful space.

East Lindsey District Council – Tax band: F

ENERGY PERFORMANCE 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 Woodhall Spa office, 19 Station Road, Woodhall Spa. LN10 6QL
Tel: 01526 353333

Email: woodhallspa@robert-bell.org;

Website: <http://www.robert-bell.org>

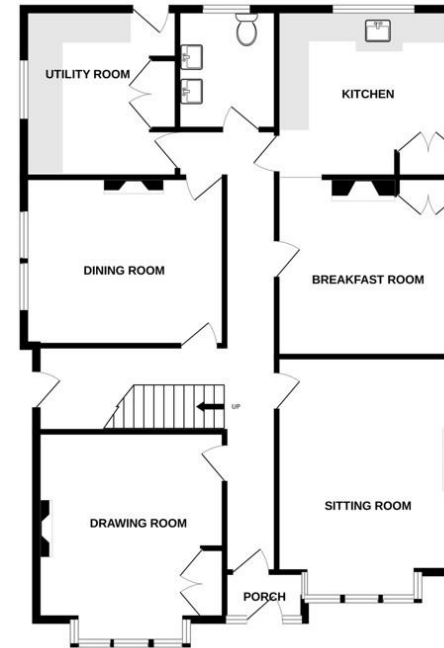
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GROUND FLOOR
1261 sq.ft. (117.2 sq.m.) approx.



1ST FLOOR
1211 sq.ft. (112.5 sq.m.) approx.



2ND FLOOR
581 sq.ft. (53.9 sq.m.) approx.



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