



The Old Bowls Club  
76 Witham Road, Woodhall Spa, Lincolnshire LN10 6RD

£895,000

**BELL**





# The Old Bowls Club

76 Witham Road, Woodhall Spa LN10 6RD

Lincoln – 18 miles

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

Boston – 17 miles

(Distances are approximate)

The Old Bowls Club is a stunning four bedroom detached Edwardian residence standing in large mature grounds extending beyond half an acre. This beautiful family home exudes stature and elegance, which very rarely comes to the market.

An impressive double bay fronted property with a host of exceptional, original, period features, including highly decorative ceilings, wood paneling, deep moulded cornices and leaded stained glass windows.

Enhanced by the current owners to provide modern fittings sympathetic to the era and style of this beautiful home, to include, excellent kitchen and bathroom installations. The house has also undergone re-wiring, installation of new plumbing, heating and drainage.

With extensive grounds largely set to lawn, plus a small pond and woodland area. The external spaces are also served by a range of outbuildings, including the summerhouse, the garden cabin/room, generous garage with room above, large workshop and sheds.

The property is set on Witham Road, within easy walking distance of the attractive and popular 'Broadway' in Woodhall Spa, home to a range of shopping and social facilities.

Woodhall Spa with its tree-lined avenues, Edwardian hotels, Kinema In The Woods and possibly one of the best inland golf courses in Britain (being home to England Golf).



The well-served market town of Horncastle lies seven miles away, standing in the gateway to the Lincolnshire Wolds, an area designated as being of Outstanding Natural Beauty. The historic City of Lincoln (18 miles away) and the East Coast both lie within driving distance.



Woodhall Spa is also famously associated with the legendary 617 "Dambusters" Squadron during WW2. The officers of 617 made The Petwood Hotel their home from 1943 - 1945, The Squadron Bar, which has hardly changed since Guy Gibson frequented, was part of the Officers Mess and now hosts a range of memorabilia including an original Barnes Wallis "Bouncing Bomb".

### **Accommodation**

The Old Bowls Club is entered to the front, through wooden door with coloured and leaded glass infill, opening to wood paneled hallway with attractive wood panelling to walls. The ceiling, like most in the property, features exceptional Lincrusta ceiling detailing and deep moulded cornices. Again, consistent with the rest of the house, the hallway is heated by a cast iron radiator; with the flooring here laid to stone. Wood doors lead to the under stairs storage space, dining room, kitchen and...

Living Room – with bay window to front and further side window; period fireplace and wood flooring – sits opposite the further reception room/dining room, also boasting an attractive, west-facing bay window to the front. To the rear extends the kitchen, of L-shaped proportions, with dining space alongside fitted and free-standing units; alongside exposed brick feature wall detailing, recess housing range cooker, open and further built in storage shelving. Leading from the sink end of the kitchen is the utility room; with shower room through from there including modern corner shower cubicle and wash basin set to singer sewing machine stand.

Leading up from the hallway is the wide staircase; opening out to the attractive gallery landing with wood flooring and feature panelling. From here enter the four bedrooms: including two large dual-aspect spaces; a large third bedroom and smaller fourth; plus cloakroom and bathroom. The bathroom is set with corner shower cubicle, pedestal sink and central, free-standing bath on ball and claw feet, with column tap and shower attachment, and attractive tiling throughout.

The property has undergone an extensive scheme of works since 2018, including (but not limited to) the installation of soak aways, re-wiring and plumbing works, new shower and bathroom installations, amendments to the kitchen and more.

76 Witham Road was the first home of Woodhall Spa's Bowls Club, established in 1930 by Mr & Mrs Pell and frequented by Lord & Lady Weigall of Petwood.



## OUTBUILDINGS & GROUNDS

The property is approached from Witham Road through vehicles gates, leading to the large gravelled driveway and parking space running across the front and down the side of the property. Contained by established evergreen hedging to the sides and front, this space is adequate for housing a fleet of vehicles. Personnel gates leading through timber fence to the initial rear garden lawn, which spans through and out beyond the back. To this initial space stands a timber framed garden room with light and power.

With patio seating space set off the rear, along the side extends a large garage with first floor storing; summerhouse with attractive pitched roof and coal store – all with light, power and draining connection available and offering potential for a range of uses (subject to the necessary consents).

The garden includes a beautiful range of flowers, trees and shrubs throughout, with a small pond set before the woodland area to the rear. Timber framed stores to both sides add further outbuilding space.

**East Lindsey District Council – Tax band: TBC  
EPC Rating = E**

**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

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Brochure prepared 01.07.2024

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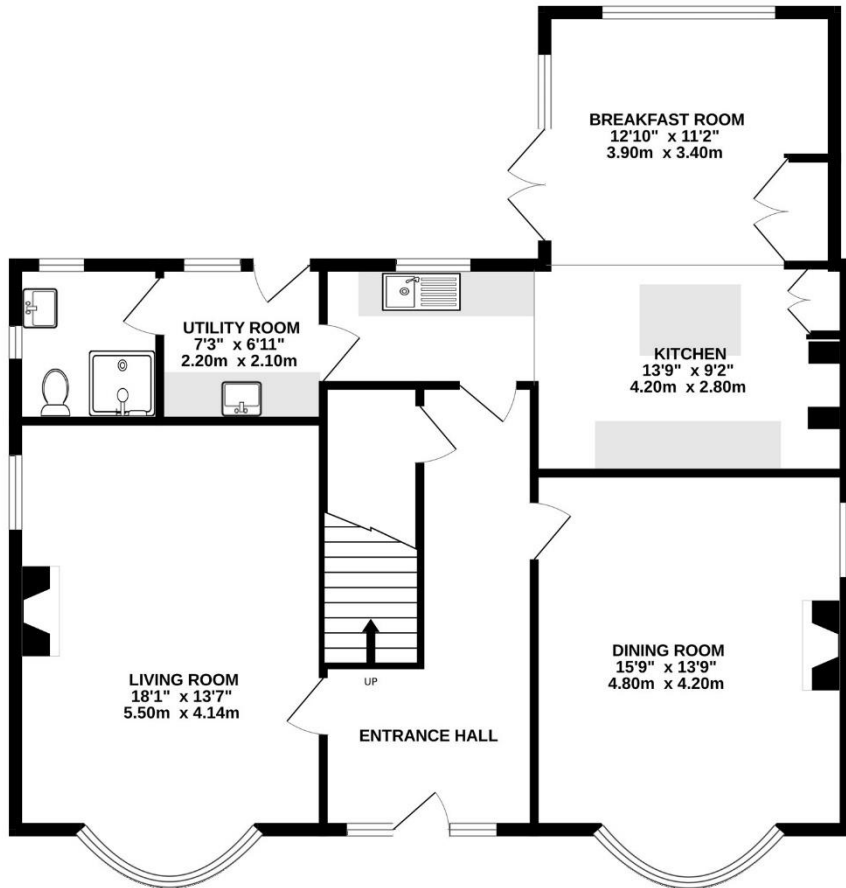
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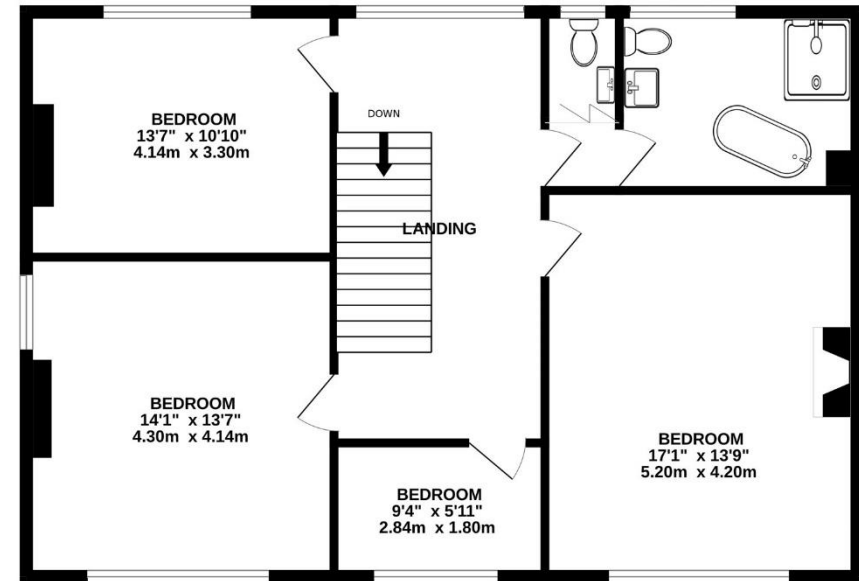




GROUND FLOOR  
1066 sq.ft. (99.0 sq.m.) approx.



1ST FLOOR  
899 sq.ft. (83.5 sq.m.) approx.



TOTAL FLOOR AREA : 1964 sq.ft. (182.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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