



## The Coach House

89 Tor O Moor Road, Woodhall Spa, Lincoln, Lincolnshire LN10 6SD

OIEO £295,000  
NO ONWARD CHAIN

**BELL**



## The Coach House

89 Tor O Moor Road, Woodhall Spa LN10 6SD

Lincoln – 19 miles

Grantham – 33 miles with East Coast rail link to London

Boston – 18 miles

(Distances are approximate)

Discreetly tucked away stands this most appealing characterful home providing two bedrooms and a wide range of living accommodation including four reception rooms. Outside the property is enhanced by westerly facing gardens, garage and car port. The property would benefit from some updating but offers an exciting opportunity to upgrade and improve. The shopping, social and educational facilities of this most sought-after Lincolnshire village are all within easy walking distance. A view is highly recommended to fully appreciate the setting and possibilities 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 and Woodhall Spa also has hourly bus services to Lincoln and Boston.

### Accommodation

Entrance into the property is gained through a glazed timber door leading into:

### Entrance Lobby

With a range of full height fitted cupboards comprising cloaks and airing cupboard. There is a door to dining room and solid timber door to:



**Kitchen 13' 2" x 10' 3" (4.01m x 3.12m)**

Overlooking the garden and having a range of fitted units comprising one and a half sink drainer inset to worksurface over base units including space and plumbing for dishwasher. There are wall mounted cupboards above and filter hood over a gas cooker. There is a radiator, power points and solid timber door to:

**Utility Room 10' 0" x 5' 10" (3.05m x 1.78m)**

Overlooking the garden and having fitted units comprising circular sink inset to worksurface over base units including space and plumbing for washing machine. There is tiled flooring, radiator, power points, door to shower room and archway to:

**Sun Room 15' 6" x 8' 0" (4.72m x 2.44m)**

A superb triple aspect room overlooking and having door to the garden having exposed ceiling timbers. There is a radiator and power points.

**Shower Room**

Being fully wall tiled and having a suite comprising corner shower cubicle, pedestal wash hand basin and a low-level WC. There is a radiator and tiled flooring.

**Dining Room 14' 9" x 14' 5" (4.49m x 4.39m)**

Overlooking the garden and having gas coal effect fire set to decorative surround and stone hearth. There is open staircase to the first floor, radiator, power points and door to:

**Lounge 16' 7" x 14' 3" (5.05m x 4.34m)**

Again, with garden aspect and having feature fireplace, coved ceiling, radiator and archway to:

**Sitting Room 14' 3" x 11' 8" (4.34m x 3.55m)**

A dual aspect room including bay window to the garden. With high ceilings and having radiator and power points.

**First Floor**

**Landing**

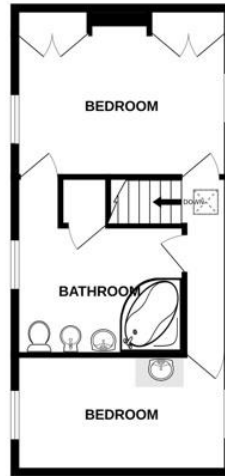
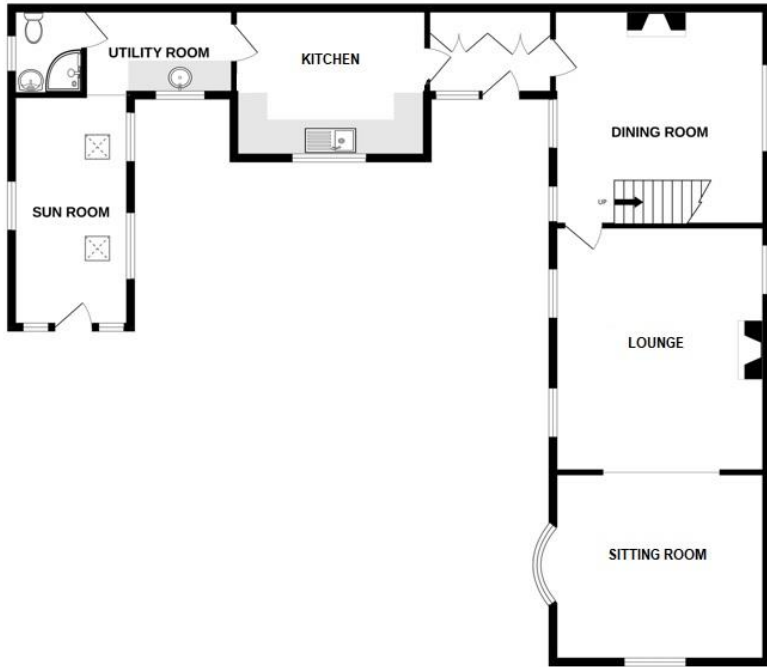
**Bedroom 1 14' 8" x 11' 9" (4.47m x 3.58m)**

With a range of full height fitted wardrobes to one wall, radiator, power points and door to **En-Suite 11' 3" x 8' 7" (3.43m x 2.61m)** with a suite comprising corner spa bath, bidet, pedestal wash hand basin and a low-level WC. There is a built-in linen cupboard, radiator, access to roof space and door returning to landing.



GROUND FLOOR  
1039 sq.ft. (96.1 sq.m.) approx.

1ST FLOOR  
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 1488 sq.ft. (138.2 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.  
Made with Metropix ©2024

DISCLAIMER

- Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:
- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
  - All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
  - No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.
  - All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.

**Bedroom 2 14' 4" x 8' 0" (4.37m x 2.44m)**

Overlooking the rear garden and having wash hand basin over vanity cupboard, radiator and power points.

**Outside**

The property is approached over a gravelled driveway leading to ample parking for several vehicles with **Detached Garage** and **Carport**. The formal gardens are predominantly laid to lawn with ornamental shrubs to borders.

**East Lindsey District Council**

**Tax band: C**

**EPC rating: F**

**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>

Brochure prepared 08.10.2024



19 Station Road, Woodhall Spa. LN10 6QL  
Tel: 01526 353333  
Email: woodhallspa@robert-bell.org

[www.robert-bell.org](http://www.robert-bell.org)

