



**62 Mill Lane**  
Woodhall Spa, Lincoln, Lincolnshire LN10 6QZ

**£510,000**

**BELL**





## 62 Mill Lane

Woodhall Spa, Lincolnshire LN10 6QZ

Lincoln – 17 miles

Grantham – 31 miles with East Coast rail link to London

Boston – 18 miles

(Distances are approximate)

**A THREE BEDROOM COTTAGE AND SUCCESSFUL HOLIDAY LET / DETACHED ANNEX.** The cottage provides a wide range of accommodation including two reception rooms, conservatory and stylish breakfast kitchen. The property is enhanced by many character features including latch doors, cast iron stoves, exposed timber floorboards and ceiling timbers. The Holiday Let is an attractive building providing open plan living kitchen, bathroom and double bedroom. Outside the property has formal gardens to the house, courtyard garden area to the holiday let and the remaining grounds laid to mature trees and shrubs. The property is situated to the fringe of this most sought-after Lincolnshire village with its wide range of shopping, social and educational facilities. Close by are many countryside walks including the water railway cycle path along the River Witham.

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 is gained through a uPVC door into:

### **Entrance Hall**

With staircase to the first floor, exposed ceiling timbers, radiator, tiled flooring and latch doors to each side leading to:

### **Snug 11' 8" x 10' 2" (3.55m x 3.10m)**

A cosy room with front aspect having cast iron stove fireplace set to tiled hearth with timber mantle, exposed ceiling timbers, plantation blinds, tiled flooring, radiator and power points.







**Living Room/Sitting Room 19' 4" x 9' 7" (5.89m x 2.92m) overall dimensions.** An open plan room with tiled flooring thoughtfully divided into two sections providing:

**Sitting Room 12' 0" x 9' 7" (3.65m x 2.92m)**

With front aspect and having cast iron stove set to clay tiled hearth and shelving with cupboard to chimney breast alcove. There are exposed ceiling timbers, radiator, telephone point and power points. Wide open doorway to:

**Living Room 12' 8" x 8' 7" (3.86m x 2.61m)**

Having exposed ceiling timbers, radiator, power points and latch door to kitchen.

**Breakfast Kitchen 16' 3" x 10' 10" (4.95m x 3.30m) extending to 16' 5" (5.00m)**

A dual aspect room including uPVC patio doors to the rear garden and having a stylish range of fitted units comprising twin Belfast style sinks inset to solid timber worksurface over base units including integral fridge and freezer and space with plumbing for washing machine. There is a range double oven with five ring gas hob, wall mounted cupboards above with down lighting and filter hood over the hob. There is tiled flooring, ornate radiator, power points and latch door to:

**Conservatory 15' 10" x 9' 7" (4.82m x 2.92m)**

Overlooking and having patio doors to the rear garden; tiled flooring and ceiling fan light.

**First Floor**

**Landing**

With views over the rear garden and having exposed floor boards, radiator and latch door to:

**Bedroom 1 15' 1" x 10' 1" (4.59m x 3.07m)**

With double aspect from the front of the property and having exposed floorboards, plantation blinds, radiator and power points.

**Bedroom 2 12' 2" x 8' 11" (3.71m x 2.72m)**

With views over the rear garden and having exposed floorboards, radiator and power points.

**Bedroom 3 10' 1" x 11' 1" (3.07m x 3.38m) maximum L-shaped measurements**

With front aspect and having plantation blinds, exposed floorboards, radiator and power points.

**Bathroom**

With a white suite comprising panelled bath having ornate shower attachment taps, pedestal wash hand basin and low-level WC. Built-in double airing cupboard, tiled flooring and radiator.







### Outside

The property is approached through timber gates over a long gravel driveway providing parking for numerous vehicles. The front garden with its picket fence to boundary is laid to a variety of decorative shrubs to borders. The mature gardens to the rear are thoughtfully designed in sections comprising the following: feature fish pond with graveled borders and a variety of decorative shrubs and patio area off the conservatory.

### HOLIDAY HOME/SELF CONTAINED ANNEX

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

#### **Living Kitchen 16' 4" x 12' 3" (4.97m x 3.73m) extending to 16' 3" (4.95m)**

A most appealing room with view over the rear garden and pitched ceiling with exposed ceiling timbers. The kitchen area has a range of stylish fitted units comprising stainless steel sink drainer inset to work surface over base units including integral fridge, washing machine and extends to provide a breakfast bar. There is a four-ring electric hob over electric oven and wall mounted cupboards above. There is wood effect flooring, power points and latch door to:

#### **Bedroom 12' 2" x 9' 4" (3.71m x 2.84m)**

With front aspect and having pitched ceiling with exposed timbers, power points and rolling timber door to **Shower Room 11' 6" x 5' 5" (3.50m x 1.65m)** with a white suite comprising shower cubicle, pedestal wash hand basin and a low-level WC. There is pattern tiled flooring, extractor fan and timber door to side. The remaining garden is laid to mature trees with mature hedging and a useful range of timber garden stores.

### Further Information

All mains services. Gas central heating. UPVC double glazing.

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

DISTRICT COUNCIL TAX BAND - Main House: E / The Clock House: A  
EPC 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

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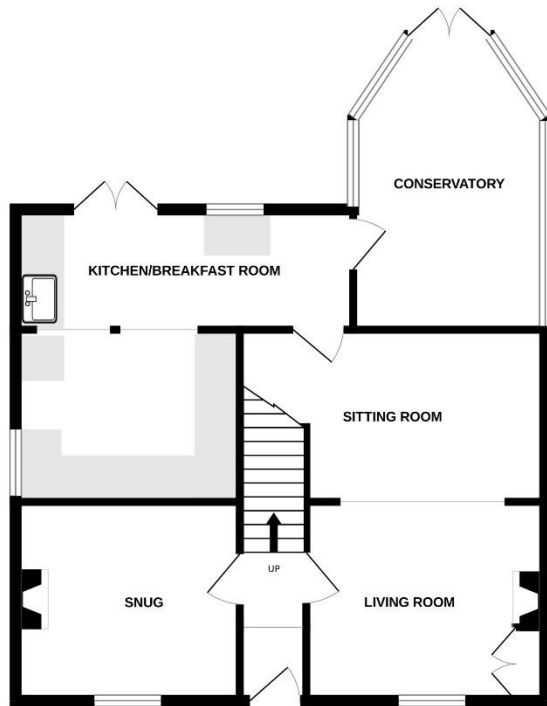
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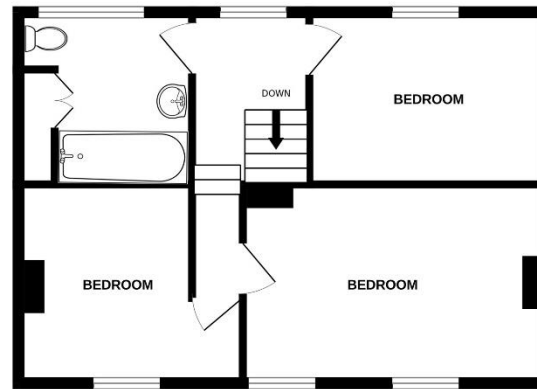




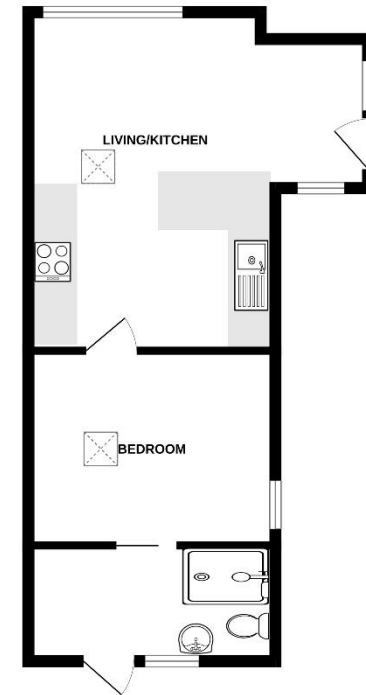
GROUND FLOOR  
698 sq.ft. (64.9 sq.m.) approx.



1ST FLOOR  
473 sq.ft. (43.9 sq.m.) approx.



GROUND FLOOR  
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA : 1171 sq.ft. (108.8 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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