



**Coach House, 17a Church Lane**  
Timberland, Lincoln, Lincolnshire LN4 3SB

**£450,000**

**BELL**



## Coach House, 17a Church Lane Timberland, Lincolnshire LN4 3SB

Lincoln – 14 miles

Grantham – 26 miles with East Coast rail link to London

Boston – 20 miles

(Distances are approximate)

A striking property of considerable appeal pleasantly situated within this pretty Lincolnshire village. Internally this former coach house has been thoughtfully converted to provide four bedrooms, all with en-suite, large dual aspect sitting room and triple aspect living kitchen. Outside the property stands to large gardens of around a third of an acre laid to lawn with its own spinney of mature trees. There is off street parking, timber summer house, storage and greenhouse. The village has a good community feel with traditional public house, active village hall and many lovely countryside walks. The historic City of Lincoln and the inland resort of Woodhall Spa are within a short drive away. A viewing is highly recommended to fully appreciate the property and setting on offer.



### Accommodation

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

### Reception Hall

With staircase to the first floor, tiled flooring, decorative wood paneling, alcove ideal for coats, ceiling spot lights, radiator, power points and timber door to:

### Cloakroom

With a low-level WC, pedestal wash hand basin, pattern tiled flooring.



### Sitting Room

A superb dual aspect room including door to rear garden and French windows to the front. There is a cast iron stove set to stone hearth, exposed ceiling timbers, exposed timber floor boards, radiator, TV aerial point and power points.

### Living Kitchen

A striking triple aspect room and the 'Hub' of the home. Overlooking the rear garden with an extensive range of stylish fitted units including porcelain sink drainer inset to work surface over base units including space and plumbing for dishwasher. There is a Rangemaster double oven with four ring hob and hot plate with filter hood over. The room is floor tiled with ceiling spot lights, radiator, TV aerial point and power points.

### Utility Room

With side door to rear garden and having fitted units comprising solid timber work surface over base units and space with plumbing for washing machine. There is wood paneling, pattern tiled flooring, cloak hooks to one wall, ceiling spot lights and power points.

### First Floor

#### Landing

With deep built-in linen cupboard, ceiling spot lights, radiator and timber door to:

#### Bedroom 3

A dual aspect room including views over the rear garden. There is a built-in wardrobe, exposed timber floor boards, ceiling spot lights, radiator, TV aerial point, power points and timber door to **En-Suite** being fully wall tiled and having a suite comprising tiled shower cubicle, pedestal wash hand basin and a low-level WC. There is tiled flooring and radiator.

#### Principle Bedroom

A dual aspect room and having built-in double wardrobe, exposed timber flooring, radiator, TV aerial point, power points and door to **En-Suite** with a suite comprising roll top bath with ornate side taps, tiled shower cubicle, pedestal wash hand basin and a low-level WC. There is pattern tiled flooring and radiator.





### Bedroom 2

With front aspect and having exposed timber flooring, radiator, TV aerial point, power points and door to **En-Suite** being fully wall tiled and having a suite comprising tiled shower cubicle, pedestal wash hand basin and a low-level WC. There is tiled flooring and radiator.

### Bedroom 4

Currently being used as an office. With side aspect and having radiator, built-in single wardrobe, ceiling spot lights, TV aerial point, power points and door to **En-Suite** being fully wall tiled and having a suite comprising tiled shower cubicle, pedestal wash hand basin and a low-level WC. There is tiled flooring and radiator.

### Outside

The property is approached over a shared driveway with Clifton House and leads to parking. The enclosed rear garden is predominantly laid to lawn a variety of shrubs to borders and spinney of mature trees including apple, damson and pear fruit trees. There is a recently added timber summer house, potting shed and greenhouse. Off the sitting room is a terrace providing an appealing outside setting.

### Further Information

Mains electric, water and drainage. Oil fired central heating. Double glazing.

Local Authority: North Kesteven District Council  
DISTRICT COUNCIL TAX BAND = C  
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.

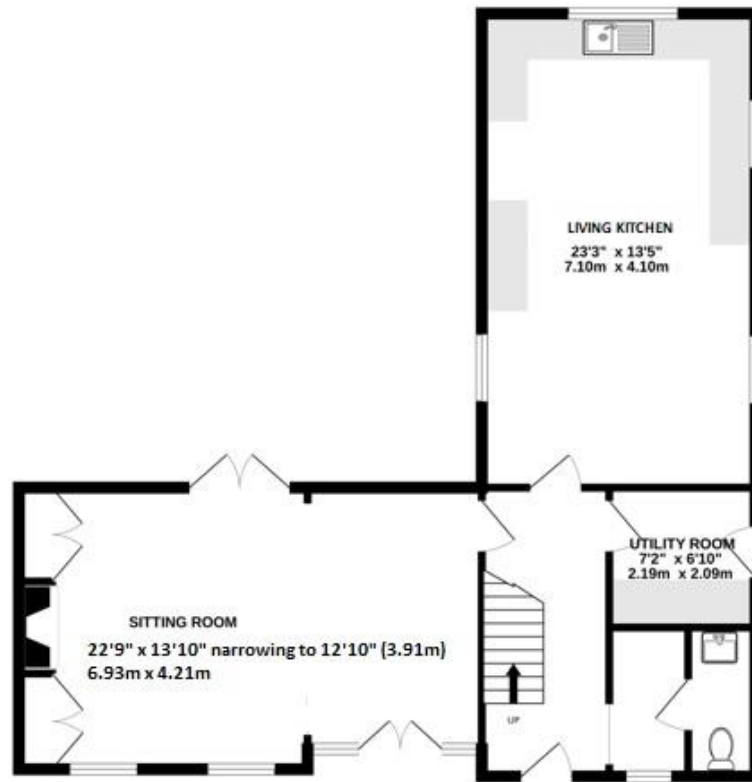
19 Station Road, Woodhall Spa. LN10 6QL  
Tel: 01526 353333  
Email: woodhallspa@robert-bell.org  
Website: <http://www.robert-bell.org>

Brochure prepared 25.01.2025

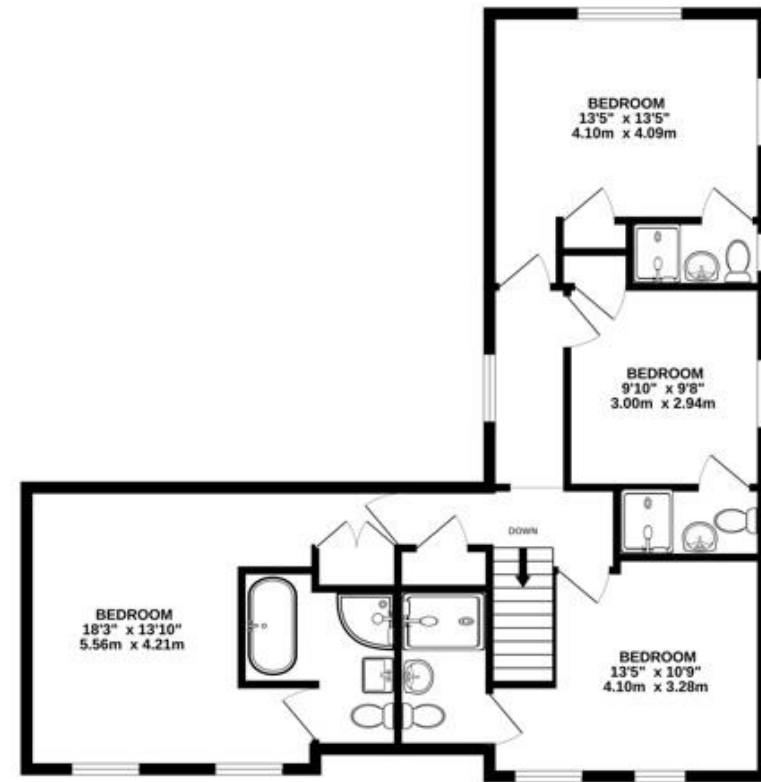




GROUND FLOOR  
804 sq.ft. (74.7 sq.m.) approx.



1ST FLOOR  
804 sq.ft. (74.7 sq.m.) approx.



TOTAL FLOOR AREA : 1608 sq.ft. (149.4 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 ©2025

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.



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

www.robert-bell.org

