



**Raftsund**

Cromwell Avenue, Woodhall Spa, Lincoln, Lincolnshire LN10 6TH

**\*\* Distinctive Edwardian Home/Development Opportunity \*\***

**£850,000**

**BELL**



# Raftsund

Cromwell Avenue, Woodhall Spa LN10 6TH

Lincoln – 19 miles

Grantham – 32 miles with East Coast rail link to London

Boston – 17 miles

(Distances are approximate)



A distinctive landmark property of some considerable appeal standing proud within the conservation area of this most sought after of Lincolnshire villages. The property is currently occupied as a family home with seven bedrooms, three reception rooms and breakfast kitchen. There are many period features remaining and it offers an exciting opportunity to acquire a part of historic Woodhall Spa.

Development Opportunity. Planning permission has been granted and plans available to separate the property into two dwellings, this would be a fairly simple process as there is currently two staircases and driveway entrance to each end. Please contact the Woodhall Spa Office for further details.

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 solid timber door to feature arched doorway leading into:

**Entrance Lobby** with ceiling cornices, deep skirting boards and timber door to:





### **Reception Hall**

With wide easy rise staircase to the first floor with storage below and having molded cornices, deep skirting boards, detailed architraves and parquet flooring. There is a radiator, power points and doors to:

### **Living Room 21' 5" x 16' 8" (6.52m x 5.08m)**

With south facing bay window having French doors to rear garden and having open fire place set to tiled surround with timber mantle. There is coved ceiling, exposed timber flooring, two radiators, power points and door to store with arched windows to provide a dual aspect, radiator, power points and telephone point.

### **Dining Room 19' 11" x 17' 8" (6.07m x 5.38m)**

A dual aspect room including deep bay window providing southerly aspect and French doors to the rear garden. There is a feature fire place with tiled surround and timber hearth, deep skirting boards, coved ceiling, radiator, power points and door to garden room.

### **Home Office 15' 0" x 14' 0" (4.57m x 4.26m)**

With southerly views over the rear garden though French doors and having feature fire place, molded cornices, deep skirting boards, radiator and power points.

### **Cloakroom**

With a low-level WC, wash hand basin over vanity cupboard, wood effect flooring and heated towel rail.

### **Breakfast Kitchen 15' 0" x 14' 9" (4.57m x 4.49m)**

With front aspect and having a stylish range of fitted units comprising one and a half sink drainer inset to worksurface over base units including space and plumbing for dishwasher. There is space for a range double oven and wall mounted cupboards above. There is pattern tiled flooring radiator, power points, door to side lobby and archway to:

### **Garden Room 12' 10" x 6' 7" (3.91m x 2.01m)**

With patio doors to the rear garden, tiled flooring and power points.

### **Side Lobby**

With second staircase to the first floor having storage below, pattern tiled flooring, radiator, door to the side of the property and door to:

### **Store**

With side aspect and lighting.





### **Cloakroom 2**

With a high-level WC, wash hand basin and tiled flooring.

### **Utility Room 10' 9" x 8' 0" (3.27m x 2.44m)**

With ceramic sink, fitted worksurface over base units, wall mounted cupboards above, pattern tiled flooring, radiator, power points and door to:

### **Boot Room**

With full height larder cupboard, shelving, pattern tiled flooring, cloak hooks to one wall, radiator and power points.

### **Boiler Room**

With fitted worksurface to one wall, gas central heating boiler and hot water cylinder.

### **First Floor**

#### **Landing**

A well-lit landing with large leaded window to front and having radiator, picture rails, power points and door to:

#### **Bedroom 1 16' 11" x 14' 2" (5.15m x 4.31m)**

With views over the rear garden through bay window and having feature fire place, coving, radiator, power points and door to **En-Suite** with a white four-piece suite comprising paneled bath, tiled shower cubicle, pedestal wash hand basin and a low-level WC. There are picture rails and a heated towel rail.

#### **Bedroom 2 16' 11" x 14' 3" (5.15m x 4.34m)**

A dual aspect room providing superb views over the avenue. There is a feature fire place, pedestal wash hand basin, coved ceiling, picture rails, radiator and power points.

#### **Bedroom 3 14' 1" x 12' 1" (4.29m x 3.68m)**

A south facing room overlooking the rear garden and having feature fire place, coved ceiling, picture rails, radiator, power points and link door to:

#### **Bedroom 4 14' 10" x 14' 2" (4.52m x 4.31m)**

Again, with southerly views and having feature fire place, picture rails, coving, radiator, power points and door returning to landing.

### **Side Landing**

With picture rails, power points and door to:

### **Bathroom**

Being fully wall tiled and having a white suite comprising paneled bath with shower over and wash hand basin over vanity cupboard. There is a full height double linen cupboard and a heated towel rail.





### **Separate W.C**

With a low-level WC.

### **Bedroom 5 14' 10" x 14' 2" (4.52m x 4.31m)**

Overlooking the rear garden and having feature fire place, radiator and power points.

### **Bedroom 6 14' 10" x 11' 5" (4.52m x 3.48m)**

With views over Cromwell Avenue and having open fronted built-in wardrobe, radiator, power points and link door to:

### **Bedroom 7 11' 2" x 10' 1" (3.40m x 3.07m)**

With side aspect and having radiator, power points and door to:

### **Rear Landing**

With second staircase to ground floor and door to:

### **Shower Room**

With a suite comprising shower cubicle, high-level WC and wash hand basin and radiator.

### **Outside**

The property has a carriage in and out drive providing ample parking for several vehicles and leads to **Detached Garage**. The south facing rear garden is predominantly laid to lawn with mature trees and decorative shrubs to borders.

### **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 = 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.

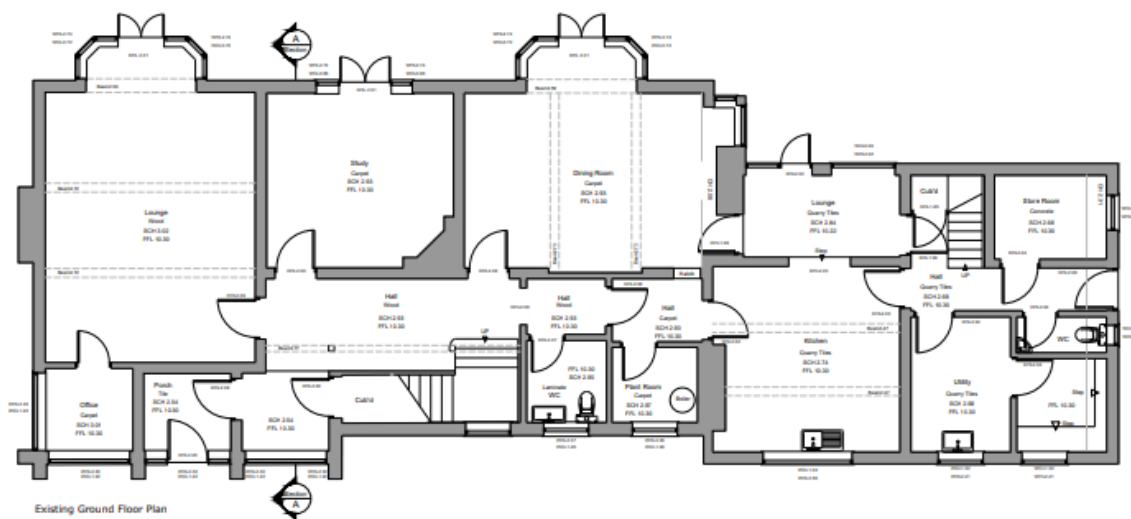
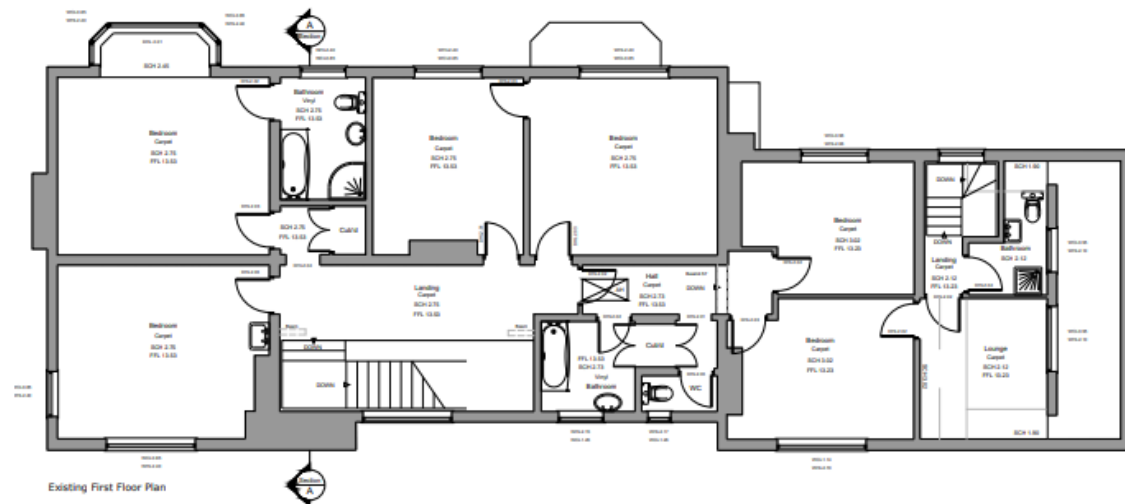
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