



Drove Farm, South Drove

Martin Dales, Woodhall Spa, Lincolnshire LN10 6XP

£675,000

BELL

ROBERT BELL & COMPANY



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Lincoln – 16 miles

Grantham – 30 miles with East Coast rail link to London

Boston - 18 miles

Woodhall Spa – 2 miles

(Distances are approximate)

A superb country home of some considerable appeal pleasantly situated to the heart of rural Lincolnshire. The property stands to a 'parkland' setting of approximately two acres with no immediate neighbours. The main house provides three double bedrooms, two large receptions and living kitchen. There is a fully self-contained, detached annex that would provide the option of multi-generation accommodation or, subject to necessary consents holiday/short-hold tenancy let. Externally, the property is enhanced by enclosed lawned gardens with an extensive variety of mature trees and shrubs, good timber outbuildings and a static home providing further accommodation. The shopping, social and educational facilities can be found in the nearby inland resort of Woodhall Spa, a short drive away.

ACCOMMODATION

Entrance Lobby having uPVC double glazed obscure door with leaded decoration and matching side panel, slate style tiled floor, radiator, ceiling light and multiple power points. Door to kitchen and open arch to:

Hallway with T shaped proportions having wood single glazed former front door with decorative window to side and uPVC double glazed feature arched window to front; spindle and balustrade staircase, built in under stairs storage space, radiator and multiple power points. Doors to dining room, utility and to:

Living Room 18' x 13'7" (5.48m x 4.14m) having uPVC double glazed windows to front and side aspects; carpeted floor, radiator, exposed ceiling beams, TV point, decorative ceiling rose with light fitting and multiple power points.

Dining Room 18'1" x 13'7 (5.51m x 4.14m) having uPVC double glazed window to side and French doors with side windows to rear; radiator, exposed ceiling beams, carpeted floor, decorative ceiling rose with light fitting and multiple power points.





Utility / Cloakroom with uPVC double glazed obscure window to side aspect; low level WC, pedestal wash hand basin with splash back board, radiator and space and connections for laundry white goods. There is a floor standing Eurocal boiler, tiled floor, sloping ceiling in part and light fitting.

Kitchen 21' x 17'7" (6.40m x 5.36m) having UPVC double window to front; ceramic sink and drainer inset to roll edge worktop, built in dishwasher, fridge, wine fridge, oven and grill, four ring induction hob with extractor over and Aarrow multi fuel burner to corner on stand. Tiled floor, appropriate tiled splash backs, multiple power points and opens to:

Snug with uPVC double glazed French doors to sides and rear aspects; carpeted floor, understairs storage, upright column radiator, ceiling light and multiple power points. There is door to staircase up to main bedroom and part glazed door to:

Pantry Store / Office 8' x 9' (2.44m x 2.74m) with uPVC double glazed window to rear aspect; radiator, carpeted floor, ceiling light and multiple power points.

First Floor

Gallery Landing with uPVC double glazed windows to side and rear aspects; Built in airing cupboard housing the hot water cylinder, carpeted floor, radiator, loft access hatch, decorative ceiling rose with light fitting and multiple power points. Doors to two bedrooms and to:

Family Bathroom 12' x 10'3" (3.65m x 3.12m) with uPVC double glazed obscure window to front aspect; free standing slipper bath on ball and claw feet with column tap over, walk in low threshold shower cubicle with monsoon head, spot lights over, low level WC and pedestal wash hand basin with splash back tiles and mirror over. There is wood panelling to half height to walls, tiled floor, radiator with heated towel rail and ceiling light.

Bedroom 2 18' x 13'7" (5.48m x 4.14m) with uPVC double glazed windows to front and side aspects; carpeted floor, radiator, ceiling light and multiple power points.

Bedroom 3 14'9" x 13'7" (4.49m x 4.14m) with uPVC double glazed windows to rear and side aspect; carpeted floor, radiators, TV point, ceiling light and multiple power points.

Main Bedroom 24' x 20'7" (7.31m x 6.22m) having uPVC double glazed windows to front and rear aspects; built in storage space, radiators, ceiling light and multiple power points. Door through to sauna and to:

En Suite 11' x 9'6" (3.35m x 2.89m) with uPVC double glazed window to front aspect; panel bath inset to mermaid board surround, walk in corner shower cubicle with low threshold, monsoon head over and mermaid board surround, low level WC and wash hand basin with mirrored storage unit over. There is a radiator, wall and ceiling lights and built-in airing cupboard.

Sauna with wood panelling, raised bed and seating area, appropriately vented.





The Barn (Annex)

Hallway with uPVC double glazed obscure door, radiator, ceiling light and loft access hatch. There is a door to centre and doors to bathroom, bedroom, lounge/diner and opens to:

Kitchen 15' 8" x 8' 8" (4.77m x 2.64m) having uPVC double glazed French doors and matching side windows to rear aspect; a good range of units to base and wall levels, aluminium sink and drainer inset to roll edge worktop, space and connections for electric cooker, under counter washing machine and upright fridge freezer. There is a radiator, tiled floor, splash back tiling, ceiling light and multiple power points.

Dining Room with uPVC double glazed French doors to rear; wood style laminate flooring, inset ceiling spotlights, radiator, telephone point, multiple power points and opens to:

Lounge 26' 4" x 15' 11" (8.02 x 4.85m) having uPVC double glazed window to rear, wood single glazed leaded arch window to side and wood double glazed obscure door to rear; electric fire inset to feature surround with mantel, radiator, carpeted floor, TV and telephone point, ceiling lights and power points.

Bathroom 11' 6" x 6' 10" (3.50m x 2.08m) with uPVC double glazed window to rear aspect; panel bath with tiled surround, circular corner shower with tiled surround, low level WC and pedestal wash hand basin with tiled splash back and mirrored unit with light over. There is ceiling light and spot lights, tiled floor, fan and door to:

Bedroom 15' 8" x 11' 3" (4.77m x 3.43m) with uPVC double glazed window to rear aspect; carpeted floor, radiator, inset ceiling spotlights, TV point and multiple power points.

OUTSIDE

The property is approached from South Drove through tall railed vehicular gates with 'fleur de lis' toppers, and up gravel driveway with ample parking space for multiple vehicles. The main property is on the left with a front garden laid to gravel and personnel doors to the rear wrap around the garden, predominantly laid to lawn with a variety of plant beds, open spaces, trees and an orchard. There is a large open paddock at the rear, also accessed through double gates from the end of the driveway, predominantly laid to lawn with a range of established tree species, a static caravan and timber framed planters shed. These areas are enclosed by post and wire fencing to create a child and pet friendly space.

The remainder of the garden leads off the driveway and annex and is also predominantly laid to lawn with a range of tree and shrub species and planting spaces throughout. Brick archways from the annex side run to a paved seating area with sleeper edge landscaped gardens beyond. A good-sized timber framed outbuilding with potting shed and open storage, plus power and water supply.







Ground Floor



First Floor

Total floor area 317.7 sq. m. (3,420 sq. ft.) approx

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. Plan produced for Purple Bricks. Powered by PropertyBOX



Annex

Further Information: Mains electric and water. Oil fired central heating. Drains to a private system. UPVC double glazing, soffits and guttering.

Local Authority: North Kesteven District Council, Kesteven Street, Sleaford, Lincolnshire NG34 7EF. Tel No: 01529 414155
DISTRICT COUNCIL TAX BAND = D 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.

The agents have not been privy to the contents of the Title of the property and cannot in any way formerly confirm the boundaries of the property or the existence of any Covenants, Easements or Rights of Way, which might affect it. Any plan shown in this brochure is purely presented as a guide and all boundaries and area measurements presented, subject to survey, **will** require further verification. We formally instruct you to speak to our client's solicitors in regard to all of these matters.

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