



**Hereward House**  
Iddesleigh Road, Woodhall Spa, Lincoln, Lincolnshire LN10 6SR

£549,995

**BELL**





# Hereward House

Iddesleigh Road, Woodhall Spa, Lincoln LN10 6SR

Lincoln – 19 miles

Grantham – 32 miles with East Coast rail link to London

Boston – 17 miles

(Distances are approximate)

**Hereward House is a beautiful three-storey family home, offering a wealth of attractive reception spaces and up to seven bedrooms. Set to the tree-lined avenues of the inland resort of Woodhall Spa, the property looks out to the rear across the treetops beyond, enjoys an excellent rear garden and provides paved space to the front for parking and patio seating.**

**Accommodation comprises: entrance hallway, living Room, garden room, dining kitchen, utility (with w/c) and snug to the ground floor; four bedrooms, shower room and cloakroom to the first and three further bedrooms, kitchenette and bathroom to the second.**

**The shopping, social and educational facilities of this most sought-after Lincolnshire village are within reasonable walking distance. A viewing is highly recommended to fully appreciate this versatile home.**



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**

Entered into the side through wooden glazed door with window over leading into:

### **Entrance Hallway**

With wooden flooring, radiator, multiple power points, wooden doors to ground floor accommodation including:

### **Living Room 16' 7" x 12' 0" (5.05m x 3.65m)**

With wooden single glazed bay window and internal secondary glazing to front and window to side. There is a log burning stove set to tiled stand with brick firebox and oak overmantle, radiator and multiple power points.

### **Snug/Study 11' 3" x 9' 5" (3.43m x 2.87m)**

With wooden double glazed French doors to front and having decorative fireplace, radiator and multiple power points.

### **Dining Kitchen 26' 3" x 10' 8" (7.99m x 3.25m)**

With uPVC double glazed bifold doors to side (to patio) and sash window to rear. There are lights to ceiling and over counters and having an excellent range of modern units to base and wall levels plus alcove storage and central island. There are bevel edge worktops to sides and wood worktop with butlers sink inset, and breakfast bar, to island. There is a Rangemaster classic 90 cooker to tiled surround with extractor canopy, space and connections for American style fridge freezer, multiple power points, radiators, wood effect flooring and wooden doors to snug and to:

### **Utility Room 6' 8" x 5' 9" (2.03m x 1.75m)**

With uPVC double glazed obscure windows to side and having low-level WC, hand wash basin and storage units to walls. There is a roll edge counter top with space and connections beneath for washing machine and dryer, wood effect flooring and radiator.

### **Garden Room 17' 0" x 12' 2" (5.18m x 3.71m)**

With uPVC double glazed sash windows to rear and sash window to front. There is a television point, multiple power points, radiator and wooden flooring.

### **First Floor**

### **Landing**

With wooden doors to first floor accommodation including:

### **Bedroom/Office 12' 3" x 9' 5" (3.73m x 2.87m)**

With wooden sash window to front and having wooden flooring and multiple power points.





#### **Bedroom 16' 7" x 11' 11" (5.05m x 3.63m)**

With wooden sash base window and internal secondary glazing to front and having tiled fireplace, radiator and multiple power points.

#### **Cloakroom**

With uPVC double glazed obscure window to side and having low-level WC and tiled flooring.

#### **Shower Room**

With uPVC double glazed obscure window to side and having hand wash basin to storage unit, tiled shower cubicle, heated towel rail and tiled flooring.

#### **Bedroom 16' 6" x 11' 11" (5.03m x 3.63m) max**

With uPVC double glazed sash bay window to rear and having tiled fireplace, radiator, wood flooring and multiple power points.

#### **Bedroom 13' 8" x 11' 5" (4.16m x 3.48m) max**

With uPVC double glazed sash window to rear and having decorative fireplace, radiator, multiple power points and corner unit housing wall mounted Worcester boiler.

#### **Second Floor**

##### **Landing**

With skylight to rear, multiple power points and wooden doors to further accommodation including:

#### **Bedroom/Study 11' 11" x 9' 5" (3.63m x 2.87m) max**

With wooden glazed window to front, multiple power points and radiator.

#### **Bedroom 14' 11" x 12' 0" (4.54m x 3.65m) max**

With wooden window to front, brick fireplace, radiator and multiple power points.

#### **Family Bathroom 7' 4" x 6' 7" (2.23m x 2.01m) max**

With wooden window to side and having low-level WC, pedestal sink and bath with wooden panelling and electric shower over. There is wood effect flooring and radiator.

#### **Kitchenette 12' 4" x 9' 3" (3.76m x 2.82m)**

With wooden window to side and having sink and drainer set to roll edge worktop above storage units; space and connections for under counter appliances, radiator and multiple power points.

#### **Bedroom 13' 10" x 11' 2" (4.21m x 3.40m) max**

With uPVC double glazed window to rear, radiator, multiple power points and wood effect flooring.



**Ground Floor**



**First Floor**



**Second Floor**

**Total floor area 243.0 m<sup>2</sup> (2,615 sq.ft.) approx**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)





### Outside

The property is set with a wide brick paved space to the front, suitable for parking or use for a patio seating arrangement. With path leading through a gate to the side and a child and pet friendly rear garden.

The rear garden is initially laid to a beautiful patio seating space, with brick stores adjacent and a green surround. Beyond this is laid a generous lawned garden, with two small ponds, and a growers' plot to the rear. The garden is set with mature plants including apple trees.

**East Lindsey 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.  
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 Tel: 01526 353333  
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