



The Old Reservoir, 51a Horncastle Road
Woodhall Spa, Lincoln, Lincolnshire LN10 6UY

£575,000

BELL

The Old Reservoir

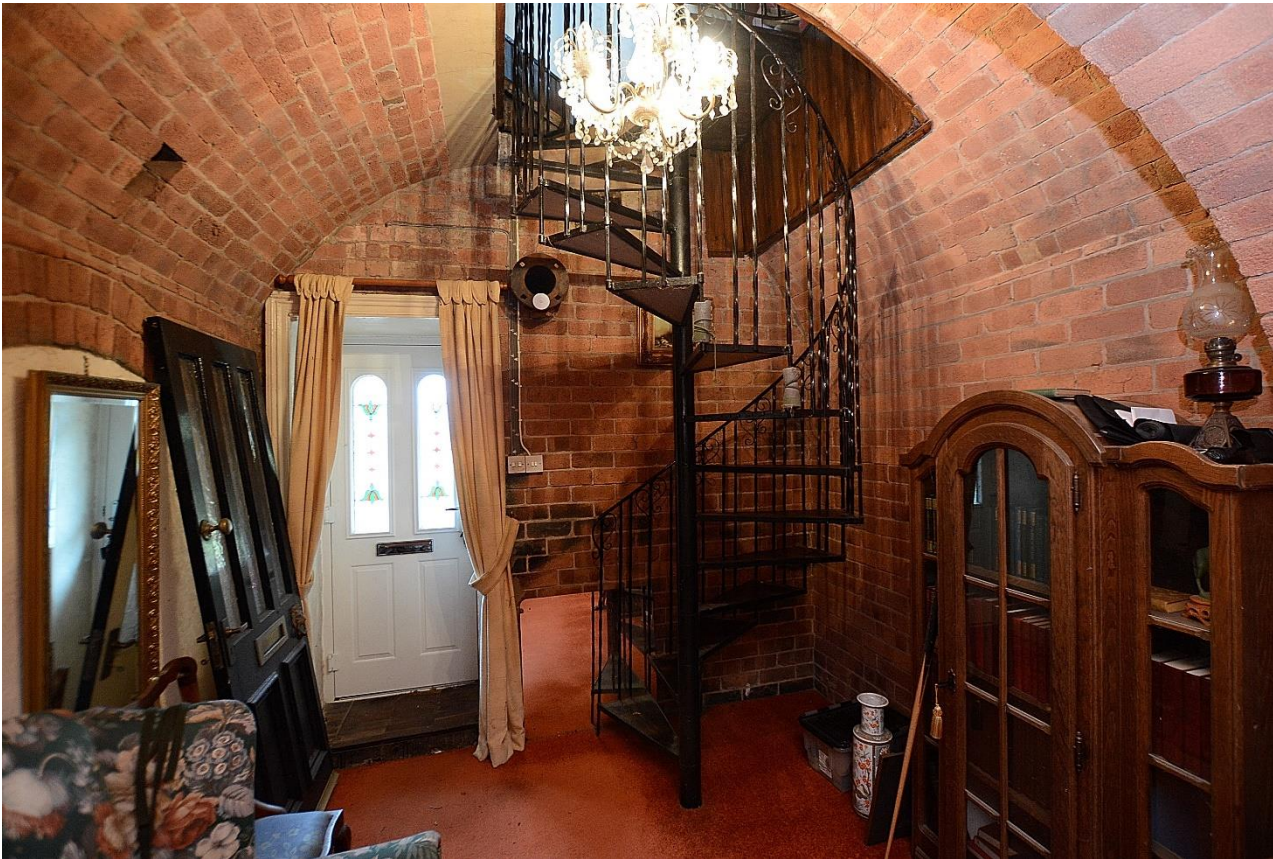
51a Horncastle Road, Woodhall Spa LN10 6UY

Lincoln – 20 miles

Grantham – 33 miles with East Coast rail link to London

Boston – 18 miles

(Distances are approximate)



A former Victorian brick-built reservoir converted around 1990 to provide a unique home of over 3500 square feet of space. Currently the property comprises ten open plan' brick arched 'Rooms' to the ground floor and living accommodation to the first floor providing three bedrooms, living room, dining room and breakfast kitchen. Outside there is a 42' by 18' roof terrace with distant views of the Tower on the Moor. This property has so many exciting possibilities to upgrade and enhance into a truly remarkable place to live. The practice ground to Woodhall Spa Golf Club is a short walk away and woodland walks from over the road. The shopping, social and educational facilities of this most sought-after Lincolnshire village are all within reasonable walking distance.

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 leading into:

Entrance Hall 16' 6" x 9' 5" (5.03m x 2.87m)

An arched room with exposed brickwork, cast iron spiral staircase to the first floor and arched door with leaded glazed windows to:

Inner Lobby 8' 0" x 9' 5" (2.44m x 2.87m)

With side aspect and open archway to garage complex and doorway to:



Store One 9' 8" x 8' 0" (2.94m x 2.44m)

With side aspect and having arched ceiling and door to:

Store Two 16' 6" x 9' 9" (5.03m x 2.97m)

A dual aspect room with arched ceiling.

Garage/Workshop Complex 42' x 42' (12.79m x 12.79m)

Several 'Rooms' being open plan comprising:

Inner Lobby 8' 0" x 9' 5" (2.44m x 2.87m)

An arched room with door to store and archway to:

Double Garage 19' 8" x 18' 9" (5.99m x 5.71m)

With two up and over doors, with open brick arched ceilings leading to:

Inner Room 30' x 16' (9.14m x 4.87m)

Four rooms in one divided by open brick archways.

L-Shaped Workshop 19' 8" x 16' 5" (5.99m x 5.00m)

Arched ceilings with door to rear.

Store Three 24' 5" x 9' 7" (7.44m x 2.92m) Arched.

First Floor Via the spiral staircase leading to:

Home Office

A dual aspect room with coved ceiling, radiator and glazed panel door to:

Hall

With built-in cloaks cupboard, airing cupboard, coved ceiling, access to roof space and door to:

Living Room 24' x 14' (7.31m x 4.26m)

With front aspect and having cast iron stove inset to inglenook type open brick surround. There are coved ceilings, radiator, power points and glazed panel double doors to:

Dining Room 11' 4" x 9' 8" (3.45m x 2.94m)

With glazed panel double doors to roof terrace and having coved ceiling, radiator and door to:

Kitchen Diner 21' 9" x 11' 2" narrowing to 8' 7" (2.61m) (6.62m x 3.40m)

With double aspect and uPVC door to roof terrace and having a range of fitted units comprising sink drainer inset to worksurface over base units including space and plumbing for washing machine. There is a four-ring gas hob, electric oven, wall mounted cupboards above and filter hood over the hob. There are coved ceilings, radiator and door returning to hall.



Bedroom 1 17' 6" x 9' 9" (5.33m x 2.97m)

With front aspect and having built-in double wardrobe, coved ceiling, radiator and door to **En-Suite** with a suite comprising paneled bath, pedestal wash hand basin and a low-level WC. There is coved ceiling and radiator.

Bedroom 2 17' 5" x 9' 9" (5.30m x 2.97m)

With front aspect and having coved ceiling and radiator.

Bedroom 3 16' 1" x 10' 5" (4.90m x 3.17m)

With rear aspect and having coved ceiling and radiator.

Bathroom

With a suite comprising paneled bath, separate shower cubicle, pedestal wash hand basin and a low-level WC. There are coved ceiling and radiator.

Separate WC

With a low-level WC and pedestal wash hand basin.

Outside

The property is approached over a driveway providing ample parking for several vehicles and leads to **Double Garage**. The remaining front garden is laid to lawn with a wide variety of mature shrubs to borders. The gardens to the rear are predominantly laid to lawn with decorative shrubs to borders. **Roof Terrace 18' x 42' (5.48m x 12.79m)** access off the kitchen and dining room, providing elevated views towards Tower on the Moor. There is further storage to each end.

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 = E

EPC RATING = C

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

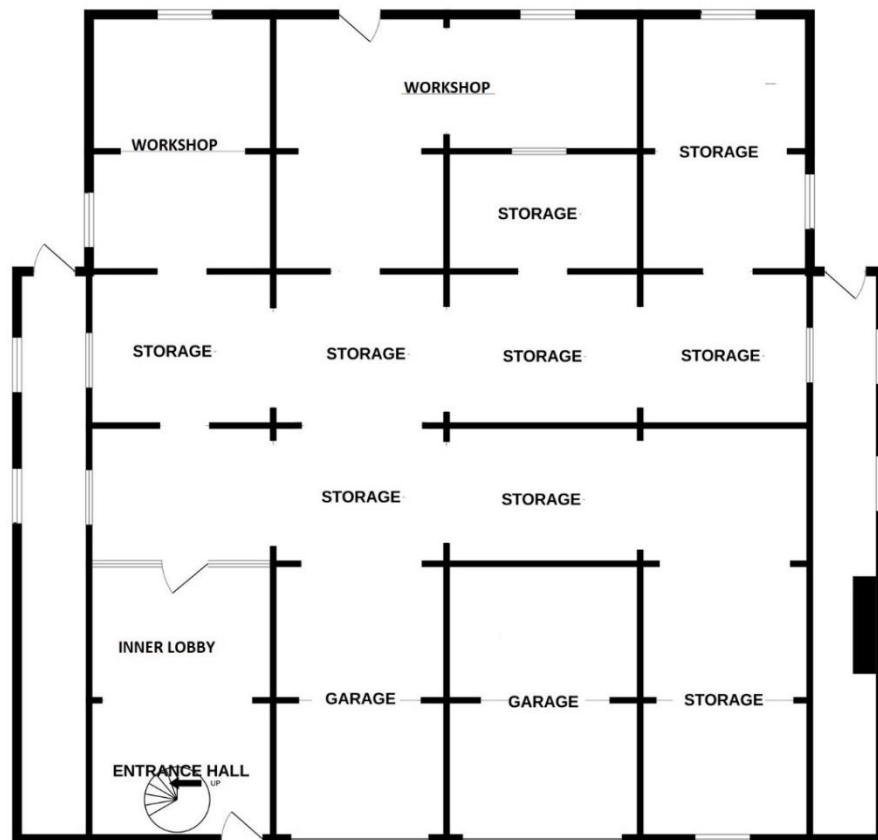
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Brochure prepared 10.11.2025



GROUND FLOOR



1ST FLOOR



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