



Wishing Well Woodhouse Lane, Spalding, PE12 6JY

Offers In Excess Of £600,000

- PRICED TO SELL
- Stunning size plot, approx just under 1 acre
- Double garage with annexe over
- Workshops and outbuildings
- 6 Double bedrooms
- Four bathrooms
- Large kitchen diner with island
- Impressive one off build, built in 2016
- Rural location with field views
- Potential income with Annexe on Air Bnb

Introducing a truly unique self-build property set in a picturesque rural location. Built by the current owners in 2016, this stunning home features an open, east-flowing layout with six spacious bedrooms, a beautiful country kitchen, and four well-appointed bathrooms. The breathtaking grounds offer sweeping views of the Lincolnshire countryside, perfect for those seeking tranquility.

Adding even more value, the large double garage includes an annexe apartment above, with private access to a charming one-bedroom flat that generates regular income through Airbnb. This remarkable property is truly one of a kind—don't miss your chance to call it home!

Entrance hall



Wood effect entrance door to front. Window to side. Tiled floor. Stairs to first floor. Under stairs cupboard.



Lounge 21'7" x 13'8" (6.60m x 4.17m)



Bay window with window seat and storage front. Window to side elevation. French doors to rear. Feature log burning fireplace. Underfloor heating. TV point. Telephone point. Herringbone design flooring.



Kitchen/Diner 21'7" x 13'10" (6.60m x 4.22m)



Sash bay window to front. Window to side. Matching wall and base units with worksurfaces over. Ceramic one and a half bowl sink/drain. Built in Aega. Separate eye level AEG electric oven. Separate induction hob with cooker hood over.

Kitchen island unit. Integral dishwasher. Power points have built in USB ports. Air conditioning. Tiled flooring. Large walk-in pantry housing shelving.



Family Room 17'10" x 17'1" (5.44m x 5.23m)



Window to side. Patio door to side. Wood effect laminate flooring. Under floor heating.

Utility Room 14'11" x 8'5" (4.57m x 2.57m)



Window to rear. Door to rear. Base units with worksurfaces over. Stainless steel sink/drainers. Plumbing for washing machine. Space for tumble dryer. Underfloor heating controls. Space for fridge

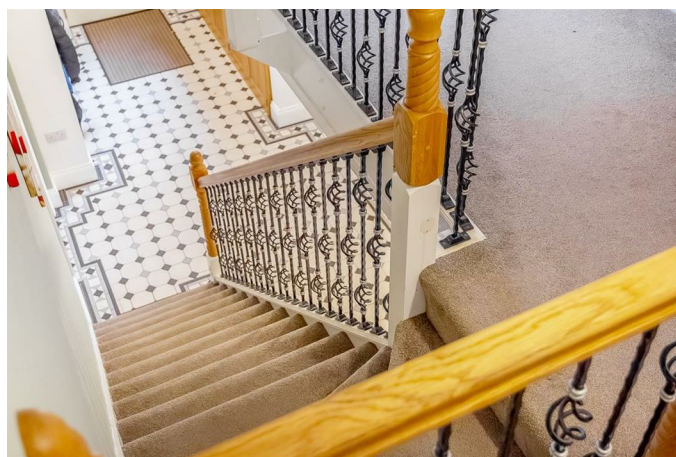
freezer. Vinyl tiled effect flooring. Storage cupboards.

Cloakroom



Wash hand basin. WC. Partially tiled. Tiled flooring. Underfloor heating. Extractor fan.

First Floor Landing



Sash window to front. Radiator. Carpeted.

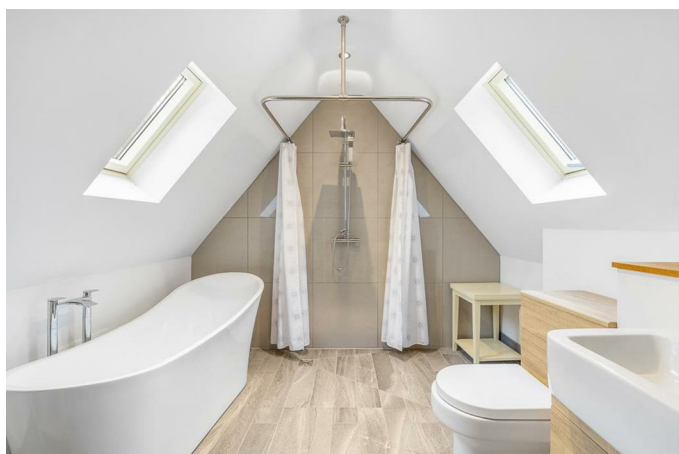
Bedroom 1 17'10" x 17'1" (5.46m x 5.21m)



2 windows to side elevations. 2 Radiators. Air conditioning. Loft access. Carpeted.



En-Suite



Two skylights to either side. Four piece suite comprising of a roll-top bath with mixer taps. Walk in wet room area with rainwater shower head and

shower extension. Wash hand basin with built in vanity unit. WC. Partly tiled walls. Shaver point. Extractor fan. Under floor heating. Tiled flooring.

Bedroom 2 13'10" x 9'3" (4.22m x 2.82m)



Sash window to front. Radiator. Carpeted.

Bedroom 3 13'10" x 9'3" (4.22m x 2.82m)



Sash window to front. Large built in wardrobe. Radiator. Carpeted.

Bedroom 4 13'10" x 13'3" (4.22m x 4.04m)



Window to rear. Radiator. Built in storage cupboard. Carpeted.

Bedroom 5 14'0" x 9'3" (4.29m x 2.82m)



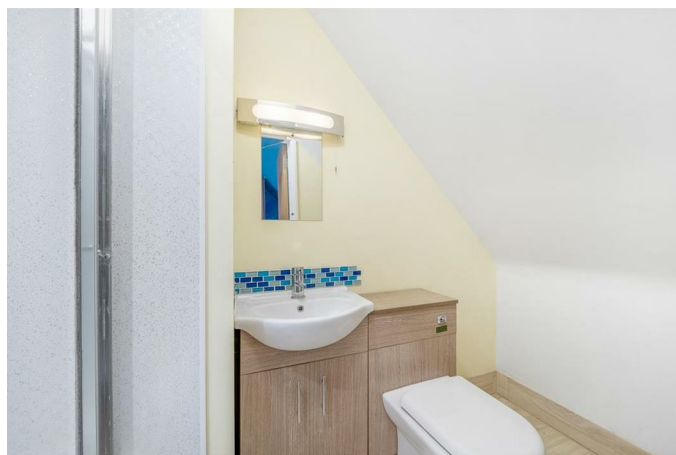
Sash window to front. Velux window to rear. Radiator. Carpeted.

Bathroom



Frosted window to side. Four piece suite comprising of a Jacuzzi bath with mixer taps and shower attachment. Double shower cubicle. Wash hand basin with vanity unit. WC. Partly tiled. Extractor fan. Airing cupboard. Heated towel rail. Wood effect laminate flooring.

En-suite



Three piece suite comprising of a shower cubicle. Wash hand basin with vanity unit. WC. Partly tiled walls. Heated towel rail. Extractor fan. Tiled flooring.

Second Floor Landing

Velux window to rear. Storage cupboard. Radiator. Carpeted.

Bedroom 6 14'11" x 9'3" (4.57m x 2.82m)



Sash window to front. Velux window to rear. Radiator. Carpeted.

En-suite



Three piece suite comprising of a shower cubicle. Wash hand basin with vanity unit. WC. Partly tiled walls. Heated towel rail. Extractor fan. Tiled flooring.

Store Room



Window to rear.

Double Garage 21'7" x 17'1" (6.60m x 5.23m)



Electric roller vehicular door. Window to side. Power and lighting.

Annex Above Garage 21'5" 13'8" (6.55m 4.17m)



The entrance hall leads to an open plan kitchen diner lounge area. One double bedroom with field views. Good sized en-suite. Windows to front and rear elevations. Four skylights. Sockets and lighting.



Exterior



Front: Gated entrance leads to an extensive driveway. Built in storage to front wall. Gated access to the rear garden.

Rear: Mainly laid to lawn garden comprising of a large Indian sandstone patio area. Large outbuilding. Large well bordered by numerous mature trees.

Property Postcode

For location purposes the postcode of this property is: PE12 6JY

Additional Information

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

Verified Material Information

Tenure: Freehold

Council tax band: E

Annual charge: No

Property construction: Brick Built

Electricity supply: Octopus

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Oil heating

Heating features: No

Broadband: As stated by Ofcom, Standard

Mobile coverage: As stated by Ofcom, Indoor - EE is Likely over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and Data. Vodafone is Limited over Voice and Data.

Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Driveway and Garage

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: No

Coastal erosion risk: No
Planning permission: No
Accessibility and adaptations: No
Coalfield or mining area: No
Energy Performance rating: B90

Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

Disclaimer

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

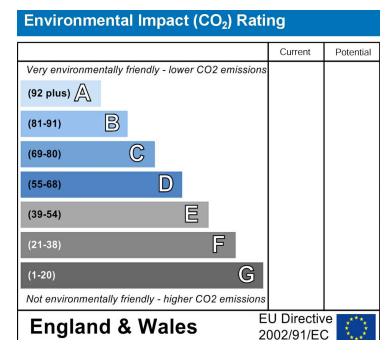
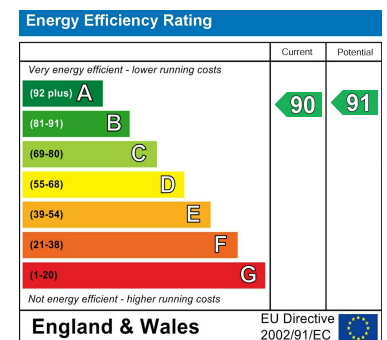
Floor Plan



Area Map



Energy Efficiency Graph



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