



**Bramley House**  
Main Street, Horsington, Woodhall Spa, Lincolnshire LN10 5EX

£550,000

**BELL**





# Bramley House

Main Street, Horsington LN10 5EX

Lincoln – 17 miles

Grantham – 36 miles with East Coast rail link to London

Boston – 21 miles

(Distances are approximate)

A superb home of some considerable appeal thoughtfully designed with modern living in mind providing five bedrooms, four reception rooms and stylish kitchen. Internally the property is further enhanced by its grand central staircase leading to full galleried landing, en-suite to main bedroom and separate staircase to guest suite/teenagers' accommodation. Standing in around half an acre of lawned gardens there is ample parking for many vehicles, attached double garage and views of the open Lincolnshire countryside. The village of Horsington is a popular mid-Lincolnshire village, with active village hall and picturesque spired Church. Local shopping, social and educational facilities can be found within the nearby inland resort of Woodhall Spa; while the Georgian market town of Horncastle that has further services and amenities, and a full range of schooling including the highly respected Queen Elizabeth's Grammar a short drive away. The county city of Lincoln is 17 miles away.

## Accommodation

Entered into the front through composite door leads to:

### **Reception Hallway 13' 7" x 12' 5" (4.14m x 3.78m)**

A grand entrance complimented by its split-level central staircase to the full galleried landing. There is tiled flooring underfloor heating (continuing throughout the ground floor) timber doors to storage and accommodation comprising:



**Cloakroom 5' 9" x 5' 3" (1.75m x 1.60m)**

With uPVC double glazed obscure window to front and having low-level WC, pedestal sink and tiled flooring.

**Home Office 9' 3" x 12' 9" (2.82m x 3.88m) max**

With uPVC double glazed window to front, roll edge desktop to wall and multiple power points

**Snug 12' 9" x 9' 8" (3.88m x 2.94m)**

With front aspect and having power points, television point and open double width doorway to:

**Lounge 18' 4" x 12' 8" (5.58m x 3.86m) max**

Overlooking the rear through uPVC French windows and having electric fire to tiled stand inset to chimney, power points, television point and timber door returning to reception hall and timber door to:

**Dining Room 12' 5" x 9' 7" (3.78m x 2.92m)**

With rear aspect and having wooden effect flooring, power points and timber door to:

**Breakfast Kitchen 14' 0" x 12' 10" (4.26m x 3.91m)**

A dual aspect room and having a stylish range of modern storage units to base and wall levels, 1 1/2 Schock sink and drainer to square edge wood worktop and Bosch oven and grill and Blaupunkt hob beneath extractor canopy. There is an integrated dishwasher, space and connections for under counter fridge, freezer and wine cooler. There is tiled flooring, ample power points, television point, timber door returning to reception hall and timber door to:

**Utility Room 8' 2" x 9' 5" (2.49m x 2.87m)**

With uPVC door to the rear of the property and having fitted units comprising sink drainer inset to worksurface over base units including space and plumbing for washing machine and tumble dryer. There are wall mounted cupboards above, tiled flooring, power points and timber door to second staircase leading up to Guest Suite.



### First Floor Gallery Landing

A feature of the property is its full galleried landing with front aspect, built-in airing cupboard and timber doors to the main bathroom and four of the five bedrooms.

### Main Bedroom 12' 11" x 12' 9" (3.93m x 3.88m)

With double aspect overlooking the rear garden and having radiator, power points, television point and timber door to **En-Suite Wet Room 7' 9" x 4' 10" (2.36m x 1.47m)** with WC, pedestal wash hand basin and shower. There are alcove shelves, heated towel rail and tiled walls and floor.

### Bedroom 2 12' 10" x 9' 7" (3.91m x 2.92m)

With double aspect to front. There is a radiator, multiple power points and television point.

### Bedroom 3 12' 11" x 8' 4" (3.93m x 2.54m)

With double aspect overlooking the rear garden and having built-in double wardrobe, radiator, power points, television point and door to **En Suite** providing pedestal wash hand basin and a low-level WC.

### Bedroom 4 12' 11" x 12' 9" (3.93m x 3.88m)

With double aspect from the front of the property and having radiator, television point and power points.

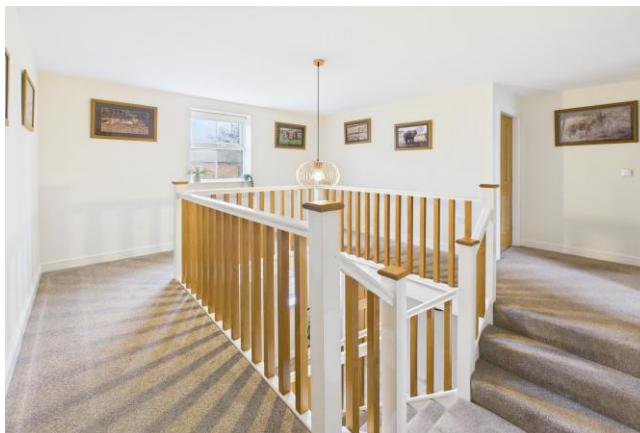
### Family Bathroom 12' 4" x 7' 1" (3.76m x 2.16m)

With rear aspect and having a stylish white suite comprising low-level WC, pedestal wash hand basin, bath with shower attachment and corner shower cubicle. There are tiles to walls and floor, heated towel rail and timber doors to linen cupboard.

The second staircase from the utility room leads to:

### Guest Suite 17' 2" x 16' 3" (5.23m x 4.95m) max

An ideal guest room or teenagers' accommodation with dual aspect to the side and rear and having power points, television point, radiator and wooden door to: **En-Suite Wet Room 7' 3" x 6' 8" (2.21m x 2.03m)** with skylight to side and having low-level WC, pedestal wash hand basin, shower with tiled surround, radiator and tiled flooring.





## Outside

The property is approached over a gravelled driveway with brick edging, providing ample parking for several vehicles. The drive leads around to the rear of the property, with further parking space including a raised, square parking area/turning area with electricity point, and continues to **Double Garage 20' 7" x 17' 5" (6.27m x 5.30m)** with a pair of up and over electric doors to front and lights to ceiling. There is built-in wood shelving to centre and side, floor standing Worcester boiler, power connected, and electricity point to outside of garage. The remaining front garden is laid to lawn with hedged boundaries and mature trees. The large rear garden is laid to lawn with hedging on two sides and a post and rail fence containing the other.

## Further Information

Mains electric, water and drainage. Oil fired 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

Email: [woodhallspa@robert-bell.org](mailto:woodhallspa@robert-bell.org)  
Website: <http://www.robert-bell.org>

Brochure prepared 03.02.2026





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19 Station Road, Woodhall Spa. LN10 6QL  
Tel: 01526 353333  
Email: [woodhallspa@robert-bell.org](mailto:woodhallspa@robert-bell.org)

[www.robert-bell.org](http://www.robert-bell.org)

