



- Beautiful Woodland Setting
- Two Detached Dwellings
- Approximately 5 Acres
- 3/4 Bed Detached House

- Additional Annexe With Adjacent Workshop
- Detached Salon & Storage Barns
- Rural Feel, Close To Lincoln
- NO CHAIN!

Oaklands, Old Wood, Skellingthorpe, LN6 5UA
£985,000



Starkey&Brown are delighted to offer for sale Oaklands, an exceptional lifestyle property comprising two detached dwellings set within approximately 5 acres in the heart of The Old Wood, one of Lincolnshire's finest ancient woodlands.

Long regarded as one of the area's most sought after residential settings, The Old Wood offers a unique woodland environment with an abundance of wildlife and beautiful natural surroundings, whilst remaining just a short drive from Lincoln city centre, creating the perfect balance between country living and everyday convenience.

The main residence is a beautifully presented and versatile 3/4 bedroom detached family home. Complementing this is a substantial detached annexe offering superb open-plan living accommodation, a generous double bedroom and a luxury en-suite, making it ideal for multi-generational living, guest accommodation or independent occupation.

Adjoining the annexe is a large workshop, providing excellent potential for additional accommodation (subject to any necessary consents) or a variety of alternative uses.

Further enhancing the property's appeal is a detached brick-built salon, providing flexible accommodation suitable for a wide range of uses. The grounds extend to approximately 5 acres, with sweeping lawns bordered by a variety of mature trees and a range of substantial steel-framed storage barns, creating an exceptional setting and making the property ideal for those seeking space, privacy and versatility.

An outstanding opportunity to acquire a unique woodland home in one of Lincolnshire's most desirable residential locations.

Council tax band: D. Freehold.

The Oaklands



Oaklands

Entrance Hallway

Having a composite front entrance door, stairs rising to the first floor, and an understairs storage cupboard.

Sitting Room

28' 5" x 12' 0" (8.65m x 3.65m)

Having a feature cast-iron fireplace with tiled hearth and surround, wood effect vinyl flooring, two radiators, coved ceiling, dual aspect windows and French doors leading onto a paved patio area.

Family Room/Bedroom

11' 10" x 10' 11" (3.60m x 3.32m)

Having previously been used for a wide variety of different purposes. Bow window to front aspect, a radiator and a coved ceiling.

Kitchen

14' 7" x 11' 10" (4.44m x 3.60m)

Having a range of matching wall and base units, two slide-out larders, a corner carousel unit, a central island unit with oak work surfacing, built-in eye-level double oven, additional microwave oven, induction hob with cooker hood over, integral dishwasher, wine cooler, space for an American-style fridge-freezer, wood-effect vinyl flooring, a radiator and LED downlights.

Ground Floor WC

Having a low-level WC, a wash hand basin, and a radiator.

First Floor Landing

Having a large airing cupboard housing a hot water cylinder, a radiator, and access to an insulated loft.

Bedroom 1

15' 2" x 12' 1" (4.62m x 3.68m)

Having a radiator, a coved ceiling, and French doors leading onto a balcony.

Balcony

12' 3" x 8' 8" (3.73m x 2.64m)

Having wrought-iron railings, an outside heater, outside power points, and views over the garden.

Bedroom 2

11' 10" x 10' 11" min (3.60m x 3.32m)

Having an overstairs storage cupboard, a radiator, and a coved ceiling.

Bedroom 3

11' 10" x 9' 4" into wardrobes (3.60m x 2.84m)

Being currently utilised as a first-floor laundry with a range of quality fitted wardrobes/storage cupboards, plumbing for a washing machine with worksurfacing over, a radiator and a coved ceiling.

Shower Room

Having spacious three-piece suite comprising large walk-in shower cubicle with mains-fed rainfall shower, additional handheld shower and glass shower screen, wall-hung wash hand basin and vanity unit beneath, low-level WC with concealed cistern, ceramic tiled floor, heated towel rail, fully tiled walls and LED downlights.

Annexe/Workshop

Open Plan Living Area

25' 1" x 23' 10" (7.64m x 7.26m)

Having a feature high vaulted ceiling, multi-windows to include four Velux windows and French doors overlooking the garden.

Kitchen Area

A range of matching wall and base units, one-and-a-half bowl single drainer sink unit with mixer taps over, built-in oven, induction hob, integral dishwasher and wood-effect vinyl flooring with underfloor heating.

Bedroom

16' 10" x 12' 7" (5.13m x 3.83m)

Having a feature high vaulted ceiling with two Velux windows and LED downlights, wood-effect vinyl flooring with underfloor heating.

Luxury En-Suite

Having a luxury four-piece suite comprising a large walk-in shower area with mains-fed rainfall shower and additional handheld shower attachment, double-ended panelled bath with concealed mixer taps over, wall-hung wash hand basin, wall-hung WC, ceramic tiled floor, fully tiled walls and LED downlights.

Workshop

27' 4" x 19' 2" max (8.32m x 5.84m)

Being suitable for a wide variety of different purposes and being adjacent to the annexe accommodation, which makes it ideal to create further living space if required. Having double-composite doors, a range of storage cupboards with work surfacing over, a large storage cupboard, an additional WC, a concrete floor with underfloor heating, and access into the annexe.

Salon

20' 2" x 14' 6" (6.14m x 4.42m)

Being suited for a wide variety of different purposes and being plastered and insulated, laminate flooring with windows to the front, side and rear, uPVC entrance door, base/storage units with work surfacing over and wall lights.

The Grounds

The property stands on approximately 5 acres (sts) and is accessed by a sweeping gravelled driveway offering space and a turning area for multiple vehicles, with substantial double wooden gates to the side, which extend to further driveway/parking to the rear. To the rear of the house is a patio/entertaining area leading onto a lawn with the driveway further extending to the storage barns, the annexe and five-bar gates leading substantial grounds beyond. The grounds are predominantly laid to lawn boarded by a wide variety of mature shrubs and trees, with a range of useful steel-framed storage barns, a children's play area, and former timber stables.



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Workshop



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