



**The Granary**  
South Drove Farm, Martin Dale, Woodhall Spa, Lincolnshire LN10 6XP

OIEO £850,000





THE  
GRANARY



# The Granary

## South Drove Farm, Woodhall Spa LN10 6XP

Lincoln – 16 miles  
 Grantham – 30 miles with East Coast rail link to London  
 Boston – 19 miles  
 Woodhall Spa – 2 miles

(Distances are approximate)

The Granary is a superb barn conversion ideally positioned to take full advantage of the views over the open Lincolnshire countryside. The property consists of five bedrooms and five bathrooms with a successful blend of tradition with its modern specification fitment and standard. The large reception hall features double height pitched ceiling with exposed timber beams and opens into a large living space, stylish kitchen and ground floor en-suite bedroom. There are four further bedrooms to the first floor, two with the addition of en-suite facilities. Situated within grounds of approximately 3.75 acres (subject to measured survey) with former grain store ideal for storage space or business opportunity subject to necessary consents required. Very close by is Woodhall Spa, a most sought-after Lincolnshire village with its many shopping and social amenities as well as educational facilities. A viewing of this most surprising residence is highly recommended to fully appreciate the setting, size of accommodation and outbuildings provided.

The nearby village of 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 as 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 glazed door into:

**Dining Hall 20' 8" x 17' 8" (6.29m x 5.38m) / 20' 10" x 0' 0" (6.35m x 0.00m) pitched ceiling**

An impressive double height dual aspect room with open views over the rear garden and fields beyond. There are two separate staircases leading to first floor accommodation and having exposed timbers, slate flooring, power points, wall lighting, built-in cupboard, under floor heating and glazed panel double doors leading to:





**Living Room 24' 3" x 17' 8" (7.39m x 5.38m)**

Overlooking rear gardens with open countryside beyond through two separate sets of French doors. There is an 'Inglenook' type open brick fireplace having cast iron stove set to brick hearth, under floor heating below slate tile, television aerial point, power points, cupboard with heating control points and glazed panel door to:

**Kitchen 17' 9" x 13' 1" (5.41m x 3.98m)**

A dual aspect room and having a range of fitted units comprising stainless steel twin sink drainer inset to ample work surface over base units including space and plumbing for dishwasher and washing machine and range electric double oven with five ring electric hob. There are wall mounted cupboards above with down lighting and filter hood over the hob, a central island, island unit with further base units below extending to provide a breakfast bar. There is under floor heating below slate tile, television aerial point, ample power points and door leading to side of property.

**Ground Floor Bedroom 17' 9" x 13' 1" (5.41m x 3.98m)**

Currently used as a further sitting room with French window giving aspect to side of property and having tiled flooring, television aerial point, under floor heating control, power points and door to **En-Suite** with a suite comprising of shower cubicle, low-level WC and wash hand basin. There is heated towel rail and extractor fan.

**Cloakroom**

Having a low-level WC, wash hand basin, cupboard with fuse box and hot water cylinder.

**First Floor**

**Landing**

A wide-open landing with exposed timbers, Velux windows, radiator, power points and door to:

**Bedroom 1 18' 11" x 11' 1" (5.76m x 3.38m)**

With far reaching rural views over adjoining countryside from two aspects and having exposed timbers to pitched roof, television point, telephone point, radiator, power points and door to **En-Suite** having shower cubicle, wash hand basin and low-level WC. There are exposed timbers, heated towel rail, shaver point and slate flooring.

**Bedroom 2 12' 7" x 9' 1" (3.83m x 2.77m)**

With open views and having exposed timbers to pitched ceiling, television aerial point, radiator and power points.

**Bedroom 3 12' 7" x 10' 10" (3.83m x 3.30m)**

Again, with far reaching views, exposed timber to pitched ceiling, television aerial point and power points.





### Bathroom

With a suite comprising panelled bath with shower over, wash hand basin and low-level W.C. There are exposed timbers to pitched ceiling, Velux window, heated towel rail, shaver point and slate flooring.

### Landing 2

Overlooking hall and having power points and door to:

### Guest Bedroom 17' 7" x 11' 11" (5.36m x 3.63m)

With double doors opening to Juliet balcony and having exposed ceiling timbers, radiator, television aerial point, power points and door to **En-Suite** comprising panelled bath, shower cubicle, wash hand basin and low-level WC. There is heated towel rail, tiled flooring and shaver point.

### Outside

The property is approached over a driveway giving extensive parking. A paved path leads to walled 'courtyard' with main entrance to property. The formal gardens are mostly laid to lawn with covered outside **Entertaining Area 40' 0" x 15' 7" (12.18m x 4.75m)** with power points. There are two post and railed paddocks with driveway. There is a **Former Grain Store** separated into three sections giving an overall area of Approx 5,700 Sq ft. comprising **Section One 87' 0" x 28' 0" (26.50m x 8.53m)** with twin sliding doors, **Section Two 87' 0" x 24' 0" (26.50m x 7.31m)** with twin sliding doors and the **Section Three** formally having business use comprising **Main Room 10' 0" x 7' 8" (3.05m x 2.34m)** power, lighting, patio doors to the rear and doors to **Cloakroom 9'5 x 7'6** with a low-level WC and wash hand basin, **Store 10 x 7'8** .

**Former Double Garage and Workshop**, converted to provide annex accommodation comprising Living/Bedroom, Kitchen and Shower Room. Please note, building regulations and planning consent have not been granted or applied for.

**East Lindsey District Council – Tax band: E**  
**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.

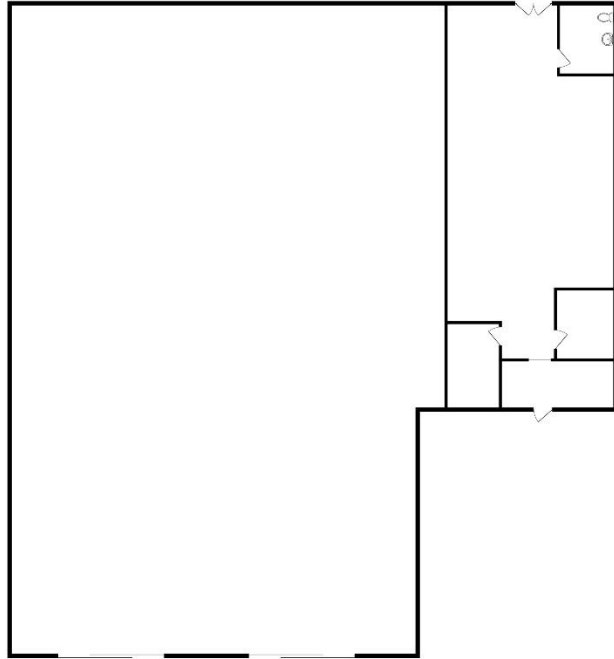
**VIEWING:** By arrangement with the agent's Woodhall Spa office.  
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Tel: 01526 353333  
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Brochure prepared 22.04.2026

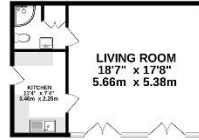




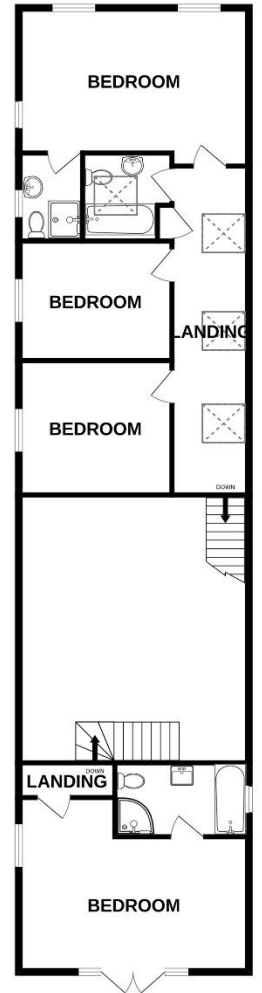
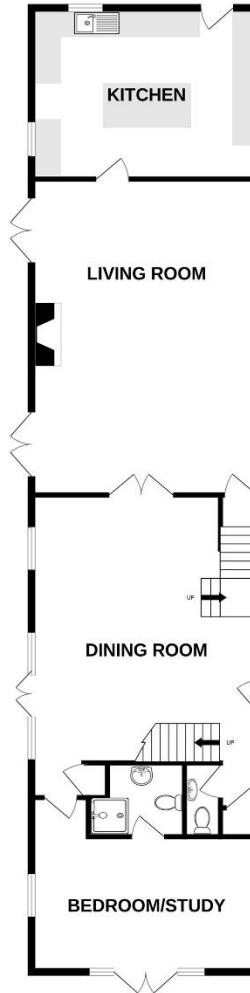
BATH  
6227 sq.ft. (578.5 sq.m.) approx.



ANNEX  
168 sq.ft. (15.6 sq.m.) approx.



TOTAL FLOOR AREA : 6685 sq.ft. (621.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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