



**Beck Farm**  
Abbey Lane, Kirkstead, Woodhall Spa, Lincoln, Lincolnshire LN10 6UH

£850,000

**BELL**





## Beck Farm

Abbey Lane, Woodhall Spa LN10 6UH

Lincoln – 18 miles

Grantham – 32 miles (with East Coast rail link to London)

Boston – 17 miles

(Distances are approximate)

A most appealing four bedroom detached house set well back from the minor passing road and standing within approximately 8 acres (stms) of lawned grounds. With mature trees, fishing lake and further gardens. Properties of this nature rarely come to the market this close to the village, yet with such far-reaching rural views. Internally the property is further enhanced by its flexible accommodation, having ground floor bedroom with en-suite and first floor lounge, thoughtfully designed to enjoy the open aspect. There is a detached double garage and a useful range of timber outbuildings.

The shopping, social and educational facilities of this most sought-after Lincolnshire village are less than one mile distance. A viewing of this unique property is highly recommended to fully appreciate the setting and accommodation on offer.

### ACCOMMODATION

**Storm Porch** over uPVC main entrance door into:

**Study/Entrance Hall** a spacious room with staircase to first floor having storage below. There are coved ceilings, radiator, power points, telephone point and door to kitchen.

**Cloakroom** having low-level WC, wash hand basin, radiator and glazed panel door to:



**Dining Room** **19' x 10' 9" (5.79m x 3.28m)** a dual aspect room with gas coal-effect fire set to timber surround and tiled hearth. There are coved ceilings, two radiators, power points, door to ground floor bedroom and glazed panel double doors to:

**Garden Room** **11' 5" x 10' 7" (3.48m x 3.23m)** a triple aspect room. There is a radiator, uPVC patio doors to gardens and power points.

**Ground Floor Bedroom 1** **16' 6" x 15' 2" (5.03m x 4.62m)** a most appealing dual aspect room with two built-in double wardrobes, wall lights, two radiators, uPVC double doors to garden and door to **En-Suite** with a white suite comprising tiled shower cubicle, pedestal wash hand basin and low-level WC. There is appropriate wall tiling, radiator and extractor fan.

**Kitchen/Breakfast Room** **19' x 10' 1" (5.79m x 3.07m)** a dual aspect room with attractive views from each side. There is an extensive range of fitted units comprising 1½ sink drainer unit inset to ample worksurface over matching base units including space and plumbing for dishwasher. There is a four-ring electric hob over electric oven, wall-mounted cupboards above with filter hood over hob. There are coved ceilings, wood effect flooring, TV aerial point, radiator, power points and door to:

**Utility Room** **9' 5" x 7' 9" (2.87m x 2.36m)** with stainless steel sink drainer inset to worksurface over matching base units including space and plumbing for automatic washing machine. There is a wall mounted unit above, tiled splashbacks to worksurfaces, tiled flooring, power points and uPVC door to side of property.

#### First Floor

**Half Landing** with split staircase. First staircase leads to:

**Lounge** **18' 9" x 15' 2" (5.72m x 4.62m)** a versatile dual aspect room providing far reaching views in each direction. There are two radiators, telephone point and power points.

**Landing** with built-in double airing cupboard, further built-in storage cupboard and door to:



**Bedroom 2** 10' 1" x 12' 9" (3.07m x 3.89m) extending to 19' (5.79m) with double aspect over own land and having radiator, telephone point, power points and door to **En-Suite** with a suite comprising shower cubicle, low-level WC and pedestal wash hand basin. There is a radiator and extractor fan.

**Bedroom 3** 10' 9" x 10' (3.28m x 3.05m) overlooking gardens and open countryside beyond, having radiator and power points.

**Bedroom 4** 10' 9" x 8' 6" (3.28m x 2.59m) again with far reaching south-westerly aspect over open countryside. There is a radiator and power points.

**Bathroom** with a white suite comprising panelled bath, pedestal wash hand basin and low-level WC. There is appropriate wall tiling and radiator.

#### OUTSIDE

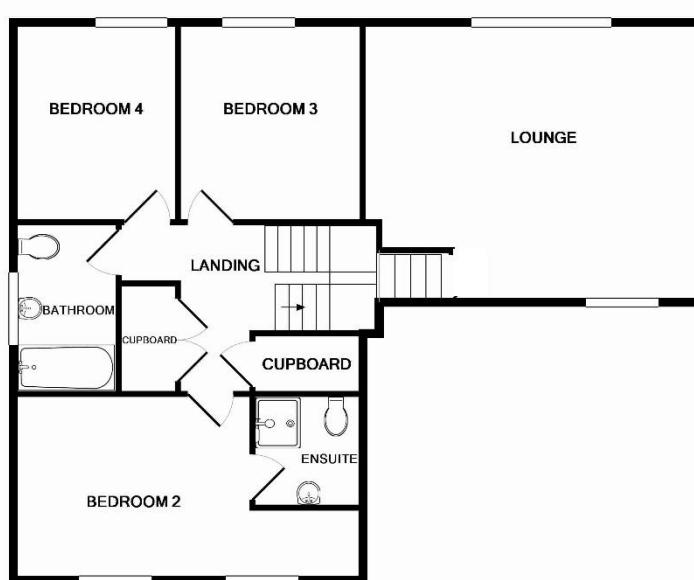
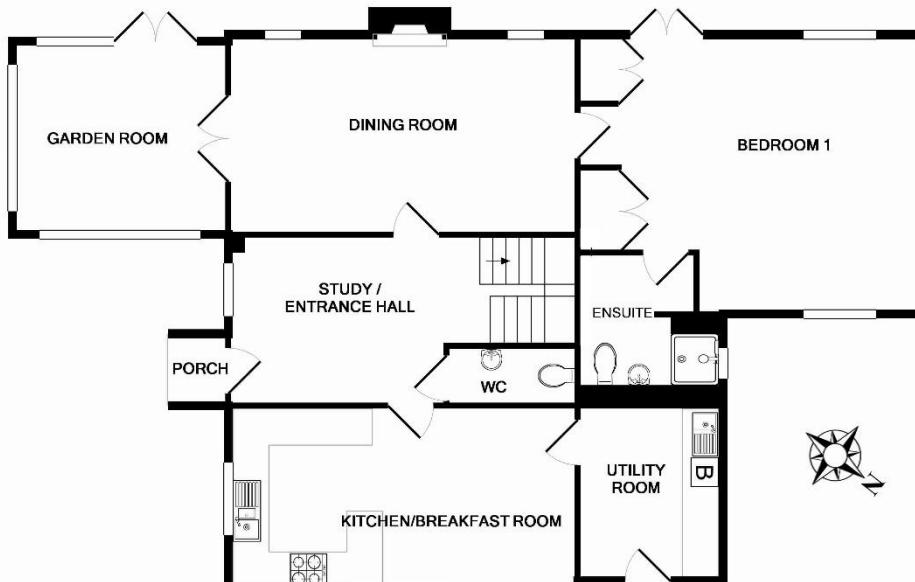
The property is approached over a long tarmac, tree lined driveway leading to gravelled parking area for many vehicles and leads to a **Detached Double Garage** 19' 9" x 19' 8" (6.02m x 5.99m) with two up-and-over doors, power and lighting. To rear of garage is a **Garden WC** with a low-level WC and wash hand basin. To side of garage there is a range of timber outbuildings comprising **Store** 20' x 10' 2" (6.1m x 3.1m) with lighting, power points and door to **Workshop** 20' x 9' 8" (6.1m x 2.95m), **Further Store** 30' x 20' (9.14m x 6.1m) and an **Open-Fronted Store**

20' x 18' 10" (6.1m x 5.74m). There is a **Timber Outbuilding** which could provide stabling, hay store and tack room. The formal gardens are predominantly laid to lawn with a wide variety of ornamental plants and shrubs to borders, feature fish pond, two patio seating areas and timber garden summer house.



#### THE AREA

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.







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

**ENERGY PERFORMANCE RATING: E**

**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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