

Buy. Sell. Rent. Let.



The Old Bowls Club, 76 Witham Road, Woodhall Spa, LN10 6RD



When it comes to
property it must be


lovelle



Asking Price: £685,000



Step into a home of charm and grandeur, where history meets modern family life. Generous reception rooms are complemented by landscaped gardens and a private woodland. Additional highlights include a log cabin, summerhouse and garage with flexible accommodation above. A property that offers not just a house, but a lifestyle.

Key Features

- Distinguished Edwardian home
- Elegant reception rooms with original period features
- Four generous and characterful bedrooms
- Spacious kitchen diner with garden access
- Expansive gardens with mature trees and lawns
- Abundance of history and charm
- EPC rating E
- Tenure: Freehold



Steeped in history and rich with character, *The Old Bowls Club* is one of Woodhall Spa's most distinctive homes. Originally established as the village bowls club in 1930 by Mr and Mrs Pell and once frequented by Lord and Lady Weigall of nearby Petwood, the property has since been thoughtfully adapted to create a substantial family residence that retains the elegance of its past while offering all the comforts of modern living.

Set behind a handsome façade of red brick and render, the property extends to over 3,000 sq. ft across the main house and its versatile outbuildings. A sweeping gravel driveway and established trees set the tone for what lies within, where the interiors are defined by period craftsmanship, including oak panelling, ornate plasterwork, stained glass and fine fireplaces.

The reception hall makes an immediate impression, with its extra-wide staircase and rich wood detailing, leading gracefully into the principal rooms. The drawing room is a light-filled space with a broad bay window, decorative ceiling and open fireplace, while the formal dining room exudes grandeur, ideal for entertaining within its panelled walls and feature fireplace with unique stone surround. The kitchen and breakfast room forms the heart of the home, beautifully appointed with free-standing bespoke cabinetry, granite worksurfaces and exposed brickwork, complemented by a dining area with French doors opening onto the garden. A utility room and ground floor shower room add practicality.

Upstairs, a wide landing enhances the sense of scale and leads to four generously

proportioned bedrooms, each with its own character and charm. The principal bedroom is particularly impressive, dual aspect windows with stained glass, feature brick fireplace and decorative ceilings and plasterwork.

The family bathroom is fitted in a period style with a roll-top bath, high-level cistern and walk-in shower, while a separate WC serves the additional bedrooms.

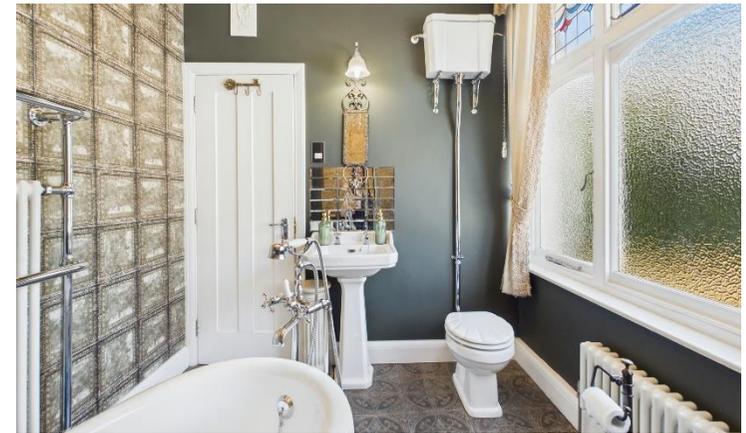
The grounds extend the lifestyle appeal still further, with expansive lawns, mature planting and a wonderful sense of privacy. A collection of outbuildings includes a garage with loft room above, a summer house, a log cabin and additional garden buildings, offering versatile options for hobbies, home working or ancillary accommodation. With its combination of scale, history and flexibility, the property is as well suited to family life as it is to entertain.

Woodhall Spa itself is one of Lincolnshire's most desirable villages, famed for its tree-lined avenues, independent shops, the renowned Kinema in the Woods and championship golf courses. Well regarded schools and a strong community spirit make it a highly sought-after location for families and professionals alike.

The Old Bowls Club represents a rare opportunity to own a landmark home in the very heart of Woodhall Spa - a property of distinction, history and enduring appeal.

Entrance Hall 5.97m x 2.71m (19'7" x 8'11")

The entrance hall makes an immediate impression, with its oak panelling, decorative plaster ceiling and striking lantern light. A broad staircase rises elegantly to the first floor,





while stained-glass detailing around the front door adds a touch of colour and charm. Spacious and full of character, it perfectly introduces the style and grandeur found throughout the home.

Drawing Room

5.46m x 4.21m (17'11" x 13'10")

The drawing room is an elegant yet welcoming space, filled with natural light from a wide bay window adorned with original stained glass. A decorative plaster ceiling and ornate fireplace provide a graceful focal point, while the proportions of the room lend themselves equally to formal entertaining or relaxed family gatherings. With its blend of period detail and comfortable ambience, it perfectly captures the character of the home.

Dining Room

4.84m x 4.26m (15'11" x 14'0")

The dining room is a wonderfully atmospheric space, defined by its rich wood panelling and ornate plasterwork. A striking fireplace provides a natural focal point, while the broad bay window with stained-glass detail allows light to pour in and enhances the sense of grandeur. Perfect for formal entertaining, yet equally inviting for family occasions, this impressive room reflects the history and character that runs throughout the home.

Kitchen / Dining Area

6.05m x 3.68m (19'10" x 12'1")

The kitchen and dining area forms a warm and welcoming heart to the home, designed for everyday living and relaxed gatherings. Bespoke free-standing wooden cabinetry, granite worksurfaces and a central island combine rustic charm with modern practicality,

while exposed brickwork adds texture and character. The adjoining dining space is light and inviting, with French doors opening directly onto the garden and windows framing views of the grounds. Perfect for family meals and informal entertaining, it complements the grandeur of the formal dining room, offering a more casual setting without compromising on style.

Utility Room

2.22m x 2.08m (7'4" x 6'10")

The utility room is both practical and characterful, fitted with bespoke cabinetry, granite worktops and a traditional Belfast sink. With direct access to the garden, it provides an ideal space for boots, coats and household essentials, complementing the main kitchen. This well-planned room ensures that everyday tasks are kept neatly separate, adding to the home's functionality.

Shower Room

2.05m x 1.91m (6'8" x 6'4")

The ground floor shower room combines practicality with a touch of vintage charm. Finished with exposed brick-effect tiling, it features a modern walk-in shower, traditional high-level WC and a striking wash basin set on a converted antique sewing machine stand. A circular feature window adds character and natural light, creating a stylish space that serves the ground floor beautifully.

Landing

5.74m x 2.73m (18'10" x 9'0")

The first-floor landing is a striking feature, showcasing full-height oak panelling and an ornate plaster ceiling. A large window at the half landing creates a bright seating nook,





drawing in views of the gardens and providing a restful spot to pause. Generous in scale and rich in period detail, this impressive space sets the tone for the rooms beyond.

Principal Bedroom

5.18m x 4.28m (17'0" x 14'0")

The principal bedroom is generously proportioned and filled with natural light from dual aspect windows with stained glass. High ceilings, ornate plasterwork, and an exposed red brick fireplace bring character, while stripped wooden floors and ample space for furniture make this an elegant yet comfortable retreat.

Bedroom 2

4.23m x 4.19m (13'11" x 13'8")

Bedroom two is a bright and generously sized double, with dual aspect windows with stained glass, that floods the room with natural light. High ceilings, detailed cornicing and stripped wooden floors add to its period character, while the room easily accommodates large furniture, making it both elegant and practical.

Bedroom 3

4.19m x 3.32m (13'8" x 10'11")

Bedroom three is another spacious double, with high ceilings and a large window with stained-glass detail that draws in plenty of natural light. Period features such as the decorative plasterwork and stripped wooden floorboards enhance its

character, while the generous proportions make it a versatile room, equally suited as a guest bedroom or family space.

Bedroom 4

2.7m x 1.79m (8'11" x 5'11")

Bedroom four is a versatile room, ideal as a single bedroom, nursery or study. A large window with stained-glass detail ensures plenty of natural light, while the high ceilings and decorative plasterwork continue the period character found throughout the home. Its flexibility makes it a valuable addition to the first floor.

Cloakroom / WC

1.28m x 0.98m (4'2" x 3'2")

The separate WC is finished with a stylish mix of period and contemporary detail, including a high-level cistern, decorative wall finishes and a modern wash basin with chrome fittings. A window provides natural light, making this a practical yet characterful addition to the first floor.

Family Bathroom

3.23m x 2.39m (10'7" x 7'10")

The family bathroom combines elegance with luxury, featuring a freestanding roll-top bath with traditional fittings, complemented by a separate walk-in shower. Ornate wall finishes, a chandelier, and decorative stained-glass windows lend a touch of grandeur, while the high ceilings and generous proportions create a light and uplifting space.

Gardens

The gardens are a standout feature of the property, extending to a generous plot and offering a wonderful balance of open space, mature planting and natural seclusion. Laid mainly to lawn and framed by established trees and shrubs, they provide a peaceful backdrop and plenty of room for outdoor enjoyment. A broad paved terrace adjoins the house, perfect for dining and entertaining, while seating areas are thoughtfully placed to make the most of the changing seasons.

Beyond the formal lawns, a more natural woodland section creates a tranquil retreat beneath mature trees, encouraging wildlife and offering space for adventure or quiet reflection. A range of useful outbuildings add further versatility, providing excellent storage and workshop space, all of which benefit from external lighting and power. Additional external sockets and garden lighting are thoughtfully placed throughout the grounds, ensuring the outdoor areas can be enjoyed well into the evening and enhancing their practicality.

Altogether, the gardens form a private and adaptable setting, perfectly complementing the elegance of the home.

Summerhouse

4.47m x 3.55m (14'8" x 11'7")

The delightful summerhouse provides a charming retreat within the grounds, perfectly positioned to enjoy views over the gardens. With French doors opening onto a paved terrace, it offers a versatile space for dining, entertaining, or simply relaxing in a peaceful setting. Inside, the characterful pitched roof, rustic timbers, and abundant windows create a light and inviting atmosphere that can be enjoyed throughout the seasons.

Log Cabin

4.82m x 3.59m (15'10" x 11'10")

The log cabin is a wonderfully versatile addition to the grounds, offering a cosy and characterful retreat away from the main house. Constructed in timber with traditional double doors and multiple windows, it enjoys a charming outlook over the garden while allowing plenty of natural light inside. The interior is finished in warm wood panelling and provides generous space, currently arranged with seating, storage, and a day bed, making it ideal as a guest annexe, hobby room, or quiet home office.

Garage

5.61m x 4.96m (18'5" x 16'4")

The property also benefits from a detached garage, offering excellent versatility and further potential. The ground floor provides a generous garage space with adjoining storage rooms, ideal for garden equipment, hobbies, or workshop use. Above, a spacious attic room extends the accommodation and presents a variety of uses - whether as a home office, studio, or additional storage.

Room Above Garage

5.61m x 4.96m (18'5" x 16'4")

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Agents Note

All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.





Ground Floor Building 1

Floor 1 Building 1



Ground Floor Building 2

Ground Floor Building 3

Floor 1 Building 3

Ground Floor Building 4

Approximate total area⁽¹⁾
 3002 ft²
 278.9 m²

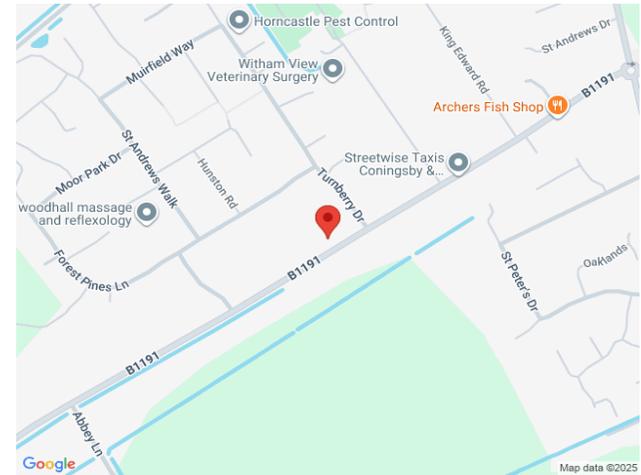
Reduced headroom
 166 ft²
 15.4 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	53	72
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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