Newstead House

Station Road, Stixwould, Woodhall Spa, Lincoln, Lincolnshire LN10 5HW

Offers in Excess of £875,000

BELL

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Lincoln – 18 miles
Grantham – 34 miles with East Coast rail link to London
Boston – 19 miles

(Distances are approximate)

Newstead House offers the rare chance to purchase a classic farmhouse standing in a beautiful mature parkland setting of around 7 acres. The sale of Newstead House is in need of extensive refurbishment but offers the chance to restore an important country home to a location of some considerable appeal. The house provides five bedrooms, large breakfast kitchen, two reception rooms and extends to over 3000 sq ft.

History

Newstead house was built by the Turnor family, notable landowners throughout Lincolnshire, at a time of agricultural prosperity often referred to as High Farming. The house is believed to date back to around 1860 and was brought to the market in 1911. The sales particulars from the time describe the property as an excellent and exceedingly desirable holding, set well back from the road and approached by a pretty avenue carriage drive through a well-timbered miniature park.

Location & Amenities

This is a rural area of scattered traditional English villages and market towns. The most sought after nearby Victorian village of Woodhall Spa offers good local shopping and a range of services, several excellent hotels, restaurants and a delightful cinema known as the Kinema in the Woods. Woodhall Spa has been home to England Golf since 1995 and includes the Hotchkin Course which is known as one of the country's finest courses. A second course, the Donald Steel designed Bracken Course opened in 1998. The full range of shopping amenities are available in the historic Cathedral City of Lincoln only 18 miles away.

Situation
The property is situated on Station Road, a no through road leading to the River Witham and giving access to the Lincoln to Boston section of route 1 of the National Cycle route.

Access
The property is accessed over a private driveway from Station Road, a no-through road. The private driveway will continue to be used to access the retained farmland and outbuildings, and a new driveway will be required by the new purchasers.

The Land
To the south of the property is a stunning parcel of parkland, laid to grass and punctuated with mature trees and extending to around 8.37 acres. To the north and west of the house is a belt of mature woodland, extending to 1.56 acres.

Accommodation
Entrance via solid wooden front door into:

Reception Hall
Wooden parquet flooring, period staircase rising to half landing, high skirtings, feature archways, radiator and doors to:

Reception One ***17' 10" x 16' 3" (5.43m x 4.95m)***
Dual aspect wooden sash windows to front and side elevations, fireplace, high skirtings, cornicing and three radiators.

Reception Two ***16' 3" x 15' 11" (4.95m x 4.85m)***
Dual aspect wooden sash windows to front and side elevations with working shutters, cornicing, tiled fireplace and three radiators.

Butler's Pantry ***11' 10" x 11' 3" (3.60m x 3.43m)***
Wooden sash window to rear elevation and fitted shelving.

Inner Hallway
Solid wooden door to side.

WC
Two-piece suite comprising low-level WC, pedestal wash handbasin and wooden window to side.

Farmhouse Kitchen ***19' 11" x 15' 10" (6.07m x 4.82m)***
Dual aspect wooden sash windows to rear and side elevations. Aga, fitted dresser, built-in cupboards, range of matching wall and base units, stainless steel sink and drainer, exposed beam work, space for dishwasher, original domestic bells and radiator.

Rear Entrance Porch
Solid wooden door to rear elevation, wooden picture window to side elevation, back stairs rising to first floor landing and door to:

Utility Room ***12' 4" x 12' 0" (3.76m x 3.65m)***
Wooden sash window to rear elevation, butlers sink and drainer, space and plumbing for automatic washing machine, tiled flooring, dresser and radiator.

Home Office ***13' 10" x 10' 4" (4.22m x 3.15m)***
Wooden window to rear elevation, exposed beam work and door leading to:

Cellar ***11' 11" x 7' 0" (3.63m x 2.13m)***

Wine Store ***14' 0" x 9' 1" (4.26m x 2.77m)***

Meat Store ***10' 7" x 10' 0" (3.22m x 3.05m)***

First Floor Landing
Wooden sash window to side elevation, radiator, cornicing and feature archway.

Bedroom One ***19' 10" x 15' 10" (6.04m x 4.82m)***
Dual aspect wooden sash windows to side and rear elevations, built-in wardrobe, cupboard housing hot water tank, fireplace and two radiators.

Bedroom Two ***15' 1" x 13' 9" (4.59m x 4.19m)***
Dual aspect wooden sash windows to front and side elevations, fireplace and cast-iron basket, built in cupboard and two radiators.

Bedroom Three ***16' 3" x 13' 0" (4.95m x 3.96m)***
Dual aspect wooden sash windows to front and side elevations, fireplace, built-in cupboard and two radiators.

Bedroom Four ***15' 11" x 12' 3" (4.85m x 3.73m)***
Wooden sash window to rear elevation built-in cupboard and radiator.

Bedroom Five ***11' 11" x 10' 10" (3.63m x 3.30m)***
Wooden sash window to front elevation and radiator.

Bathroom ***11' 9" x 11' 3" (3.58m x 3.43m)***
Wooden sash window to side elevation, three-piece suite comprising low-level WC, pedestal wash hand basin, panelled bath and radiator.

Outside
To the front of the property is a lawn, bound by a ha-ha wall with views over mature parkland. To the rear is a small home paddock and to the north-west a mature woodland copse.

East Lindsey District Council – Tax band: G
EPC RATING: G

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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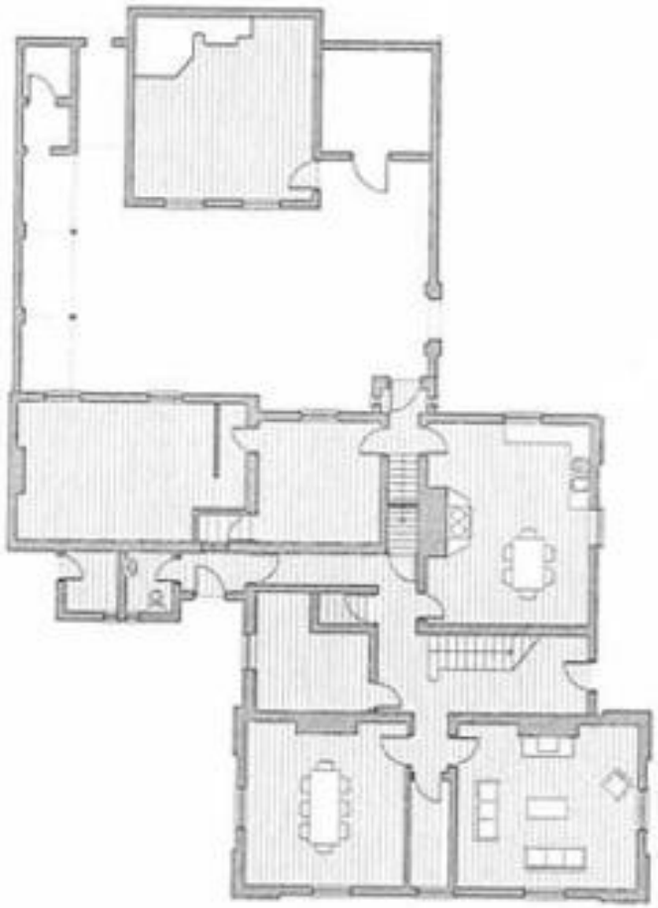

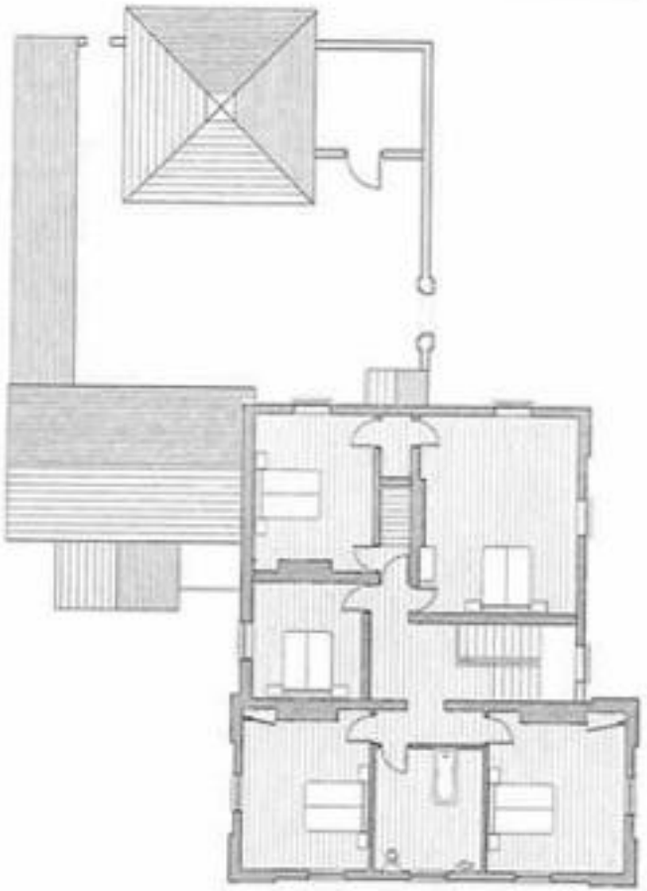

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