



# The Spinney

West Keal

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# The Spinney

Hall Lane, West Keal, PE23 4BJ



Set in a large plot of 0.42 acres (sts)

Character 3 bed barn conversion

Kitchen open to dining room

Spacious lounge with fireplace

Study and Conservatory

3 bedrooms and smart bathroom

Efficient Air source heating with owned  
solar panels

Double garage and extensive drive

Beautiful landscaped gardens

A beautifully presented, three-bedroom barn conversion situated in an elevated position in the popular village of West Keal. The property is nestled on the hillside on this quiet lane and occupies a plot of 0.42 acres (STS). The property briefly comprises kitchen opening to dining room and boot room, a spacious lounge with open fire, study and conservatory. There are also three bedrooms, bathroom and separate WC. Externally having extensive driveway leading to the double garage with the beautifully maintained gardens, surrounded by woodland to one side and some superb views across the open countryside. A delightful array of patios, lawn and summer houses complete this superb opportunity.

The property is believed to originally date back to the early 1900s and was converted to a residential building around the year 2000. Since then, the property has undergone further refurbishment with the addition of the garage in 2018, with new doors in 2024. The house also had replacement windows in 2018 and in 2024 the property was upgraded to have an air source central heating system with owned photovoltaic 4.2 kw solar panels on a feed-in tariff, creating an economical and efficient home. The bathroom has been recently refurbished and the gardens have been transformed by the current vendors to the beautiful grounds seen today. The extensive plot is well positioned with woodland to one side, with views overlooking the countryside beyond and across to the nearby church of St. Helen's. The property also has high-speed broadband.

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Composite front entrance door with windows to either side into the central hall, neutrally decorated and split level, with six-panel pine doors into principal rooms and a useful airing cupboard housing the pressurized hot water cylinder. The kitchen is a delightful and spacious room with vaulted ceilings and exposed beams, having a good range of base and wall units with laminated work surfaces, single bowl ceramic sink with window above and attractive tiling to splash-backs. High-level double electric oven and electric hob with extractor above and space and plumbing for washing machine and dishwasher. Wood flooring with steps leading down into the spacious dining room with carpeted floor and windows to two aspects. A sliding door leads into a boot room with cupboard to side, tiled floor, loft hatch to roof space and also housing the electric consumer units and solar panel control, with composite door leading onto patio.







The lounge is positioned to the left side of the property, being very spacious in size, having three windows and a delightful Inglenook fireplace with inset multi-fuel burner having lighting within, creating a very cozy and homely space to relax. A connecting door leads to the study which could be used for a variety of purposes, with windows to two aspects. French doors lead into the conservatory with insulated roof panels and carpeted floor, enjoys a westerly aspect, having sun all day and french doors onto the rear garden.









The master bedroom is positioned centrally and is a generous double in size with window to side, loft hatch to roof space and carpeted floor. Bedroom 2 is also a double bedroom with window to side and carpeted floor, while bedroom 3 is a single bedroom, currently used as a dressing room with an extensive range of built-in wardrobes (2 ft deep), creating a versatile space with window and carpeted floor. The family bathroom has very recently been refurbished, having a corner bath with taps and hand shower attachment, low-level WC, wash hand basin and a separate shower cubicle with sliding glass door and thermostatic mixer. Timber paneling to half-height walls and painted in contemporary colours with window to the side, loft hatch and Karndean floor. Across the hall is a separate WC, having corner wash hand basin and low-level WC with frosted window and Karndean floor.









The property is approached by a five-bar timber gate into the extensive gravel driveway, providing parking for multiple vehicles, the fenced boundary with mature shrubs, bushes and trees creating a very private space. Adjacent the property is a raised terrace with brick retaining wall, giving access to front and side door and also housing the Warmflow air source heat pump. Paving extends around to the rear patio adjacent the conservatory, with retaining wall and steps up to the garden.



There is a beautifully designed, oak-framed garage with pantiled roof covering, remote electric anthracite grey roller doors to front, concrete floor within, electrics and lighting provided with eaves storage space. Connecting door through to a rear store or workshop, adjacent which is the externally accessed log store with open entrance and lighting within.











The rear garden is a delightful space, being mainly laid to lawn with wildflower areas and gently sloping uphill, away from the property, with mature trees and a delightful summer house to one side, overlooking the views across the top of the village below and separate access gates to the road. Beyond the main garden, behind the trees is a further area of garden having two timber garden sheds, as well as a greenhouse. There are lawned and gravelled areas and, to the top, raised borders with a beautiful array of flowering plants and bushes, further gravelled area and a second summer house, enjoying a very peaceful setting with recently fenced boundaries and surrounded by woodland.











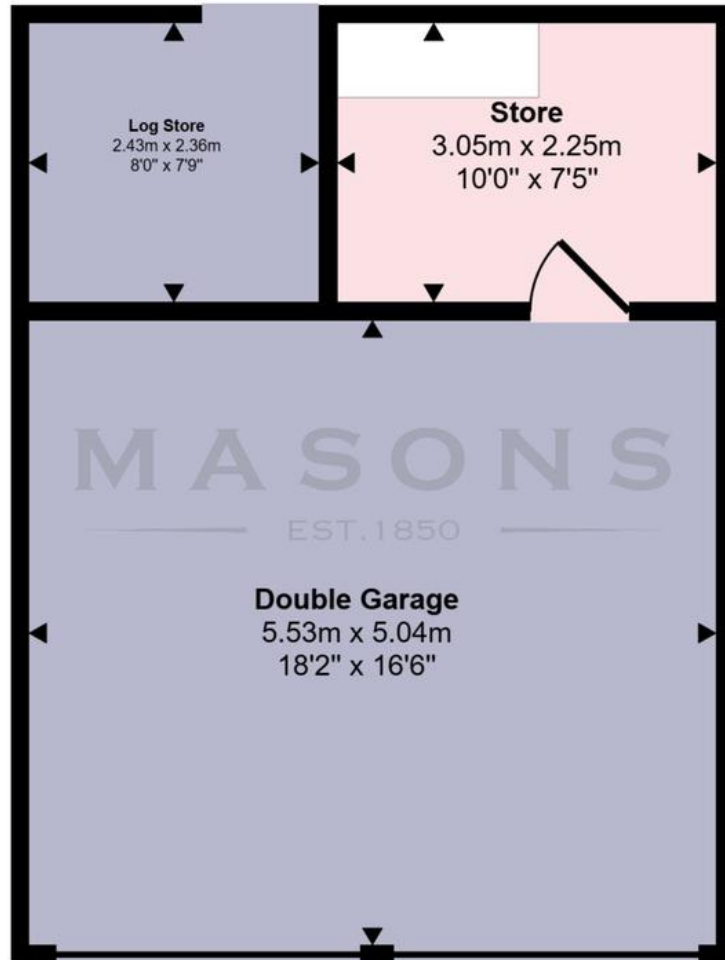
## Ground Floor

Approx 117 sq m / 1260 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like real items.

Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale.





### Out Buildings

Approx 42 sq m / 450 sq ft

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# West Keal

A Peaceful Village with Timeless Charm

West Keal lies on the edge of the Lincolnshire Wolds, an area of outstanding natural beauty and is within view of St. Helen's Church, further up the hill. The nearby village of East Keal has a comprehensive village shop and post office, while the nearby market town of Spilsby offers a range of local amenities, including shops and schools. Further afield, Horncastle, Boston, Skegness and Alford have a choice of schooling and facilities, there are road connections to the east coast and the cathedral city of Lincoln is approximately 35 miles away.



Recognised as an Area of Outstanding Natural Beauty (AONB), the Wolds is ideal for those who appreciate outdoor activities like walking, and cycling with miles of scenic trails and bridleways weaving through its charming villages and farmland. Towns and villages like Louth, Market Rasen, Spilsby and Alford offer a blend of rural charm and modern convenience, with a strong sense of community, and an array of amenities, including shops, cafés, and pubs. The region is known for its excellent primary and secondary schools, making it particularly attractive for families. Additionally, good transport links, including proximity to business hubs like Lincoln, Boston and Grimsby, ensure that residents can easily commute or enjoy day trips to larger urban centres.





Score	Energy rating	Current	Potential
92+	<b>A</b>		95 <b>A</b>
81-91	<b>B</b>		
69-80	<b>C</b>	71 <b>C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

### Viewing

Strictly by prior appointment through the selling agent.

### Council Tax

Band D

### Services Connected

We are advised that the property is connected to mains electricity, water and private drainage but no utility searches have been carried out to confirm at this stage.

### Tenure

Freehold

### Location

What3words: ///fortunate.breathing.riding

### Directions

From Spilsby, travel south on the A16 continuing through East Keal and upon arriving at West Keal, take the right turning onto the A155 main road. Continue for a short distance then take the second right turning into Hall Lane, continue past a few properties and The Spinney will shortly be found on the left-hand side.

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage.



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