



Broomhill

East Keal

M A S O N S
— SINCE 1850 —



Broomhill

Fen Lane, East Keal,
PE23 4AY

Unique detached Mediterranean-style residence

Four bedrooms and four bathrooms

Impressive indoor swimming pool and leisure facilities

Extensively renovated to a high specification

Bespoke kitchen/diner installed in 2023

Solar panels with 9kW battery storage

Generous plot of just under half an acre with
sun terrace

Picturesque Lincolnshire Wolds village location
near Spilsby

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An exceptional and highly individual detached Mediterranean-style residence, occupying a generous plot of just under half an acre in the picturesque village of East Keal, on the edge of the Lincolnshire Wolds. Originally dating from the 1970s, the property has undergone extensive renovation by the current vendor to create a distinctive, high-specification home offering a wonderful blend of contemporary comfort, versatile accommodation and an enviable lifestyle.



A particularly rare feature is the indoor swimming pool, providing a private leisure retreat within the home and making this a property that stands apart from more conventional family houses.



Arranged over ground and lower-ground floors, the accommodation offers four bedrooms and four bathrooms, with two bedrooms on each level, creating flexibility for family living, visiting guests or those seeking space for multi-generational living. The beautifully appointed kitchen/diner, bespoke oak staircase, log burner and carefully considered fitted storage are complemented by an impressive range of modern conveniences.

Further enhancements include a new roof installed in 2024, solar panels with 9kW battery storage, CCTV and an alarm system. Set within established gardens with a sun terrace, the property offers an appealing balance of indoor indulgence and outdoor relaxation, all within a quiet village setting a short distance from the market town of Spilsby.





Ground Floor

The main living accommodation is arranged on the ground floor, approached via a welcoming hallway featuring a bespoke oak staircase and a useful cloaks cupboard housing the alarm panel and fuse board. The lounge provides a comfortable setting for relaxation, while the impressive kitchen/diner forms a natural focal point for everyday living and entertaining. Installed in 2023, the kitchen is finished to a high specification, incorporating granite worktops, Neff appliances, two ovens, a combination oven/microwave, warming drawer and induction hob. Additional features include an integrated fridge freezer, wine fridge, bespoke pantry cupboard and a Quooker tap providing boiling, cold and sparkling water. A log burner adds warmth and character, creating an inviting atmosphere for dining and social occasions.



The ground floor also accommodates two bedrooms, each benefiting from its own en-suite facilities. The principal bedroom features bespoke fitted wardrobes with integrated drawers, a dressing table and pull-down hanging rails, together with a built-in airing and storage cupboard incorporating a TV point. Its en-suite offers a bath with shower attachment, rainfall shower with hose, heated towel rail, heated tiled flooring and a demisting illuminated mirror with charging point.

Bedroom two is similarly well equipped, with fitted wardrobes incorporating hanging rails and drawers, as well as patio doors fitted with integrated blackout blinds. Its en-suite includes a rainfall shower, heated towel rail and illuminated demisting mirror with charging point.







A particular highlight is the impressive indoor swimming pool, situated on the ground floor and creating a private leisure retreat within the home. Refurbished in 2021, the pool area features fully tiled flooring, a new pump system, dehumidifiers and an air-source heat-recovery system. A separate oil-fired boiler serves the pool, independently of the boiler supplying the main house. The adjoining shower room is fitted with a rainfall shower, heated towel rail, illuminated demisting mirror with charging point and storage unit, providing convenient facilities for use after swimming.



The ground floor is further complemented by a utility room incorporating a pantry cupboard, wine rack, water softener unit and heated towel rail. Together, the living accommodation and indoor leisure facilities create a distinctive environment suited to both everyday family life and entertaining.



Lower Ground Floor

The lower-ground floor provides two further bedrooms, offering flexibility for family members, visiting guests or alternative uses according to individual requirements. Bedrooms three and four both benefit from TV points, while a useful under-stairs storage cupboard provides additional space for household essentials.

A family bathroom serves this level, fitted with a bath with shower attachment, rainfall shower, heated towel rail and heated tiled flooring. This separate floor arrangement provides a useful degree of separation from the main living accommodation, enhancing the property's versatility for families and those requiring additional private space.



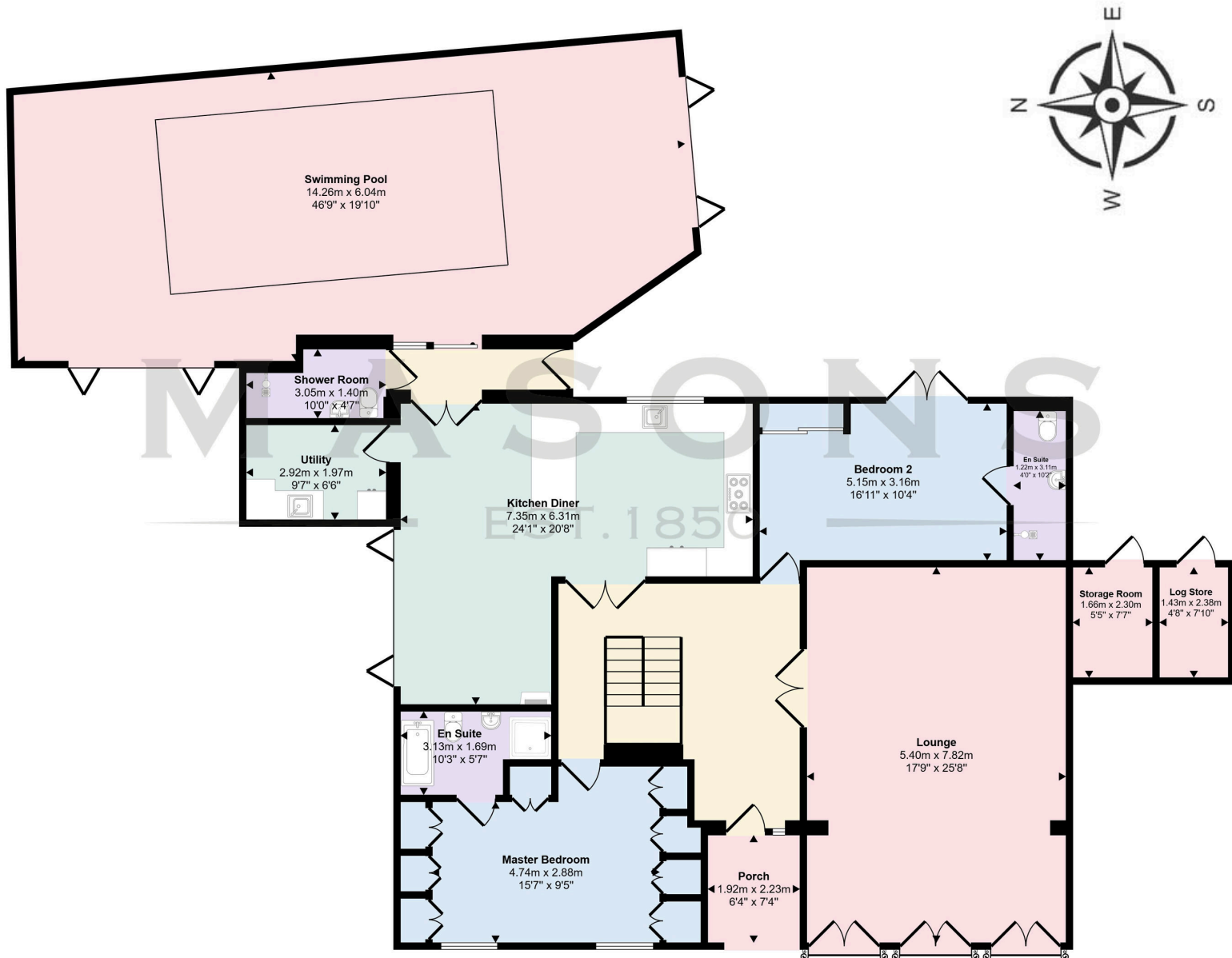


Outside

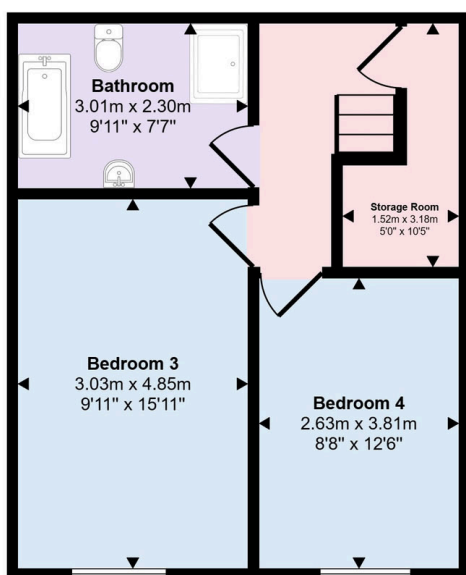
Occupying a plot of just under half an acre, the property enjoys a generous outdoor setting with gardens, courtyard and a sun terrace, providing space to relax, entertain and enjoy the surroundings. The terrace offers an appealing setting for outdoor dining and summer gatherings, complementing the indoor swimming pool and creating an attractive connection between the home's leisure facilities and its outside space.

Practical features include a garage with electric roller doors, a separate personnel door, roof storage, water point and electric vehicle charging point. The property has also benefited from significant external improvements, including a new roof in 2024 and the installation of new windows, doors and roof lanterns between 2022 and 2024. Solar panels supported by 9kW battery storage provide an additional energy-conscious feature, while the separate oil-fired boilers serve the house and swimming pool independently. An alarm system and CCTV provide further security.

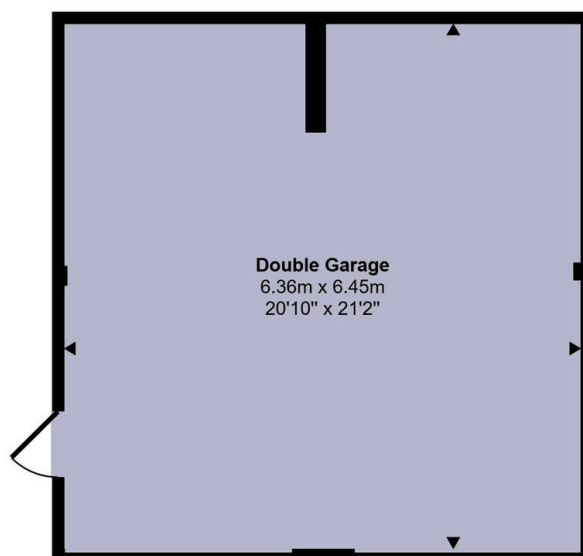




Ground Floor
Approx 261 sq m / 2807 sq ft



Lower Ground Floor
Approx 42 sq m / 450 sq ft



Garage
Approx 41 sq m / 441 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.

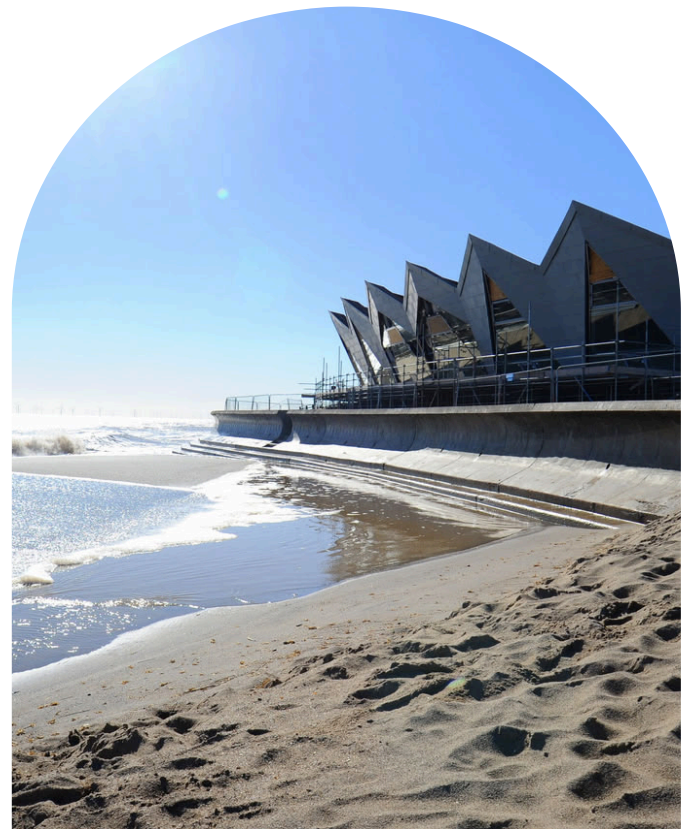
East Keal

Spilsby

The property sits in the heart of the lively village of East Keal just a short walk to the village shop and St. Helen's Church. Less than 3 miles from Spilsby to the northeast whilst Boston is 14 miles south and Lincoln about 30 miles west. The Lincolnshire Wolds, an Area of Outstanding Natural Beauty, is just north of Spilsby and the beautiful sands along the Lincolnshire coast are less than a half hour drive. The seaside resort of Skegness is about a 14 mile drive east, around 20 minutes away.

As well as the Wolds and the coast, there is plenty to see and do in the area, for example, only a few minutes away is English Heritage's Bolingbroke Castle, a ruined 13th-century castle and birthplace of Henry IV, with expansive grounds open to the public, whilst Snipe Dales (less than 10 mins) is a nature reserve and country park with wonderful views of the Wolds, a lovely place to walk along marked trails through woods and meadows and many fishing lakes nearby.

More attractions are within a 20 minute drive such as the National Trust's Gunby Hall and Tattershall Castle, an award winning The Ark Wildlife and Dinosaur Park in Stickney, The Battle of Britain Memorial Museum in Conningsby, not to mention the very attractive little town of Woodhall Spa, an old Edwardian resort with 2 world renowned golf courses, being the home of England Golf.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	65 D
39-54	E		
21-38	F		
1-20	G		

Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band E

Services Connected

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

Tenure

Freehold

Location

What3words: ///informal.snuggled.downward

Directions

From the A16 at Spilsby, travel south towards Boston and continue into the village of East Keal. Turn left onto Fen Lane and continue along the narrow lane, where Broomhill will be found on your left hand side.

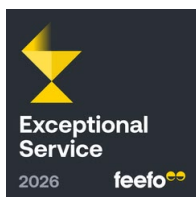
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