



**'The Vale', 50 Tor-o-moor Road,
Woodhall Spa, LN10 6SB
Offers In Excess of £625,000**



- Stunning Period Detached Property
- Beautiful Gardens with Small Lake
- Formerly Run as a Successful B & B
- Log Cabin, Garage, Ample Parking
- Close to Village Centre
- Ample Scope for Redevelopment (Subject to PP)

A Rare Opportunity – Detached Period Residence with Development Potential. The Vale – a stunning, detached period residence set within expansive gardens and featuring its own small lake. Ideally located close to the village centre, this unique property offers a wealth of possibilities. Previously run as a successful Bed & Breakfast for many years, The Vale provides flexible accommodation with exceptional scope for re-development (subject to the necessary planning permissions). Whether you're looking to create a beautiful family home, continue a hospitality business, or explore re-development options, The Vale offers endless opportunities in a prime location.



Woodhall Spa - 01526 353185
www.waltersestateagents.co.uk





FRONT ENCLOSED ENTRANCE PORCH With door to RECEPTION HALL, having staircase to the first floor with under stairs storage cupboard, tiled floor, double radiator.

MAIN LOUNGE 15' 0" x 13' 4" (4.57m x 4.06m) Having feature fire surround and hearth housing the cast iron log burner, two radiators, recessed wall shelving, wall lights and uPVC sealed double glazed double door to the:

CONSERVATORY 15' 6" x 12' 4" (4.72m x 3.76m) Being part-brick with uPVC sealed double glazed windows and double doors opening onto the patio and overlooking the lake.

KITCHEN 17' 0" x 7' 9" (5.18m x 2.36m) Having stainless steel 1½ bowl single drainer sink unit and range of base cupboards and drawers under worktops with wall cupboards over. Built-in electric oven and grill, four ring gas hob with extractor fan and light over, space and plumbing for dishwasher, two radiators, glazed door to the conservatory and door leading to:

DINING ROOM 13' 3" x 10' 5" (4.04m x 3.18m) Having gas wall fire, radiator.

INNER HALL Coats rail, doors leading to: **CLOAKROOM** 7' 4" x 5' 5" (2.24m x 1.65m) Having low level WC, vanity hand basin with storage cupboards under surface and radiator.



UTILITY ROOM 9' 4" x 8' 4" (2.84m x 2.54m) Having single drainer sink unit with cupboard and drawers under worktops, wall shelving and storage cupboards, tiled flooring, door to front and access to: BOILER ROOM With gas fired wall mounted boiler, plumbing for washing machine, tiled floor.

ROOM FOUR 13' 9" x 12' 0" (4.19m x 3.66m) A separate LETTING ROOM comprising, BEDROOM with bedhead and two side single wardrobes with cupboards over, radiator, uPVC sealed double glazed double doors opening into: KITCHEN 12' 5" x 8' 0" (3.78m x 2.44m) Having base cupboards and drawers, stainless steel sink, built-in oven, uPVC door to garden and views over lake.

SHOWER ROOM Having tiled corner shower cubicle, pedestal hand basin, low level WC, radiator, extractor fan and shaver light and point.

FIRST FLOOR LANDING With return staircase to the second floor. BEDROOM 15' 0" x 13' 3" (4.57m x 4.04m) Having range of fitted wardrobes and dressing table with drawers under, matching bed side units, pedestal hand basin with tiled splashbacks, wall mirror and shaver light and point over, two radiators, views over garden and lake.

BEDROOM 14' 0" x 10' 5" (4.27m x 3.18m) Having fitted double wardrobe, double radiator and EN-SUITE SHOWER ROOM having tiled corner shower cubicle, corner hand basin, low level WC. Electric wall heating, extractor fan.

BEDROOM 15' 0" x 9' 8" (4.57m x 2.95m) Having two fitted double wardrobes with double cupboards over, radiator, views over garden and lake and steps to; 'JACK AND JILL' SHOWER ROOM having tiled shower cubicle, pedestal hand basin with wall mirror and shaver light and point over, low level WC. Part-tiled walls, extractor fan and door to landing as well as the bedroom.

BATHROOM 15' 0" x 7' 2" (4.57m x 2.18m) Having panelled Jacuzzi bath, tiled shower cubicle, vanity hand basin, low level WC. Radiator, fitted cupboard housing the hot water tank.

SECOND FLOOR LANDING With access to: BEDROOM 21' 9" x 8' 9" (6.63m x 2.67m) (Measurements into alcove) With part-sloping ceiling.

BEDROOM 15' 8" x 11' 0" (4.78m x 3.35m) (Measurements into alcove) With part-sloping ceiling.

OUTSIDE At the far end of the gardens is a LARGE OFF ROAD PARKING AREA for several vehicles including a SINGLE GARAGE. LARGE STORE SHED 24' 0" x 12' 0" (7.32m x 3.66m) By the property, on concrete base with power and light.

THE GARDENS A delightful feature of this unique property, boasting a central LAKE with two small islands flanked by footpaths surrounding the whole with a variety of flowers and shrubs. There is a patio area off the conservatory, also with a timber SAUNA.





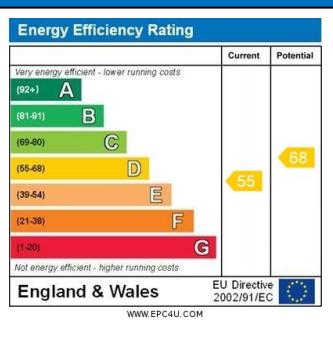
'THE LODGE' a log cabin used as a letting lodge and briefly comprises:

FRONT LIVING AREA 14' 3" x 8' 0" (4.34m x 2.44m) With timber flooring, uPVC sealed double glazed entrance door with timber decking area to the front overlooking the lake. DINING KITCHEN 14' 3" x 7' 1" (4.34m x 2.16m) Having stainless steel single drainer sink unit with cupboards and drawers under worktops, access to: SMALL BEDROOM 7' 1" x 6' 9" (2.16m x 2.06m) With wall shelving. SHOWER ROOM 7' 2" x 7' 1" (2.18m x 2.16m) Having tiled shower cubicle with electric shower unit, vanity hand basin and low level WC.

MONEY LAUNDERING REGULATIONS: Under the Money Laundering Rules 2007, The Proceeds of Crime Act 2002 and The Terrorism Act 2000 the Agent is legally obliged to verify the identity of the Client through sight of legally recognised photographic identification (e.g. passport, photographic drivers licence) and documentary proof of address

BUILDING MEASUREMENTS: All building measurements have been taken in accordance with the RICS code of measuring practice

DISCLAIMER: Walter's- have not tested any apparatus, equipment, fixtures, fittings or services so cannot verify that they are in working order. The purchaser is advised to obtain verification from their Solicitor or Surveyor. Where internal photographs are shown, they are to portray the layout. Please check to confirm if items are included in the purchase price.



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