



65 Tor O Moor Road
Woodhall Spa, Lincoln, Lincolnshire LN10 6SD

£425,000
NO ONWARD CHAIN

BELL



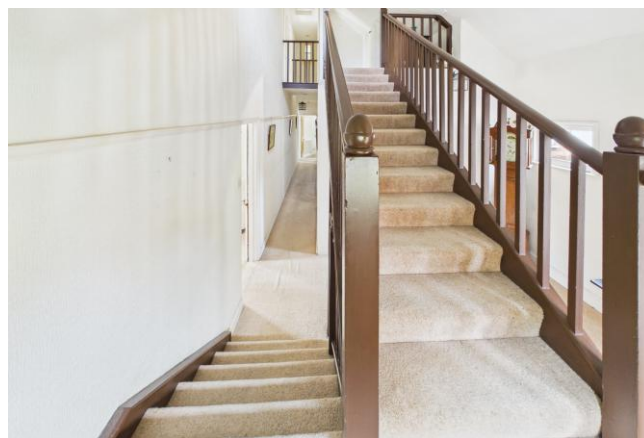
65 Tor O Moor Road

Woodhall Spa, Lincolnshire LN10 6SD

Lincoln – 19 miles
 Grantham – 32 miles with East Coast rail link to London
 Boston – 18 miles

(Distances are approximate)

An interesting Victorian home of some considerable appeal providing a wide range of versatile accommodation including four bedrooms and four reception rooms. This detached property is believed to have originally been two cottages converted into one many years ago yet still provides many attractive features such as pine doors, open fireplaces and a 'Jesters' galleried landing. Outside the property there is off street parking, detached garage, and gardens with courtyard. The shopping, social and educational facilities of this most sought-after Lincolnshire village are all within reasonable walking distance. Although dated, this property offers an exciting opportunity to update and improve an historical period building in an appealing part of the village. A viewing is highly recommended to fully appreciate the setting and possibilities on offer.



Woodhall Spa offers a good range of shopping and social facilities. The village with its tree lined avenues, Edwardian hotels, Kinema in the Woods, and possibly one of the best inland golf courses in Britain has become increasingly popular as a residential setting. The market town of Horncastle lies approximately six miles away and stands in the gateway to the Lincolnshire Wolds, an area designated as being of Outstanding Natural Beauty. The historic City of Lincoln and the East Coast both lie within driving distance.

Accommodation

Entrance into the property is gained through a uPVC door leading into:

Entrance Lobby

With balustrade staircase to the first floor and having radiator, power point and is open to:



Inner Hall

With a feature 'Jesters Gallery' linking two upstairs bedrooms. There are picture rails, radiator, power points and solid pine door to:

Lounge 23' 2" x 12' 0" (7.06m x 3.65m)

With front aspect and uPVC door to front of the property. There is an open fireplace with decorative surround, picture rails, two radiators, power points and solid timber door to:

Living Room 11' 3" x 10' 3" (3.43m x 3.12m)

With front aspect and having electric fire set to tiled surround, picture rails, corner unit, radiator, power points and door to:

Sitting Room 12' 0" x 12' 7" (3.65m x 3.83m)

With front aspect and having electric fire to decorative surround, radiator, power points and door returning to:

Dining Room 12' 6" x 8' 11" (3.81m x 2.72m)

Overlooking the rear garden and having feature fireplace with tiled surround, coved ceiling, radiator, power points and door to:

Kitchen 13' 0" x 10' 0" (3.96m x 3.05m)

A dual aspect room including views over the rear garden. There is a range of fitted units comprising stainless steel sink drainer inset to worksurface over base units including space and plumbing for washing machine. There is a built-in fridge and freezer, slot-in gas oven with four ring gas hob, wall mounted cupboards above and filter hood over the hob. There is a built-in cloaks cupboard/pantry, radiator, power points and timber door to side of the property.

Ground Floor Bedroom 4 12' 1" x 9' 0" (3.68m x 2.74m)

Overlooking the rear garden and having wash hand basin, built-in wardrobe, radiator and power points.



Shower Room

With shower cubicle, wash hand basin over vanity cupboard and a range of full height storage cupboards providing space for central heating boiler, airing and linen cupboard. There is a radiator and door to **Separate WC** being fully wall tiled and having a low-level WC.

First Floor Landing

With radiator and door to:

Inner Landing

With the feature 'Jesters Gallery' and having access to roof space and timber door to:



Bedroom 1 16' 9" x 12' 0" (5.10m x 3.65m) max of an irregular room

A dual aspect room with sloping ceiling in part and having radiator and power points.

Bedroom 2 16' 11" x 12' 1" (5.15m x 3.68m) max of an irregular room

A dual aspect room with sloping ceiling, two built-in wardrobes, vanity unit and cupboards. There is a radiator and power points.

Bedroom 3 9' 6" x 7' 6" (2.89m x 2.28m) extending to 16' 11" (5.15m) in part

With side aspect, sloping ceiling, two built-in wardrobes, radiator and power points.

Outside

The property is approached over a graveled driveway providing off street parking and leads to **Detached Garage 22' 7" x 11' 3" (6.88m x 3.43m)** with up and over door, power and lighting. Attached to the house is two outbuildings providing log store and outside WC. The remaining front garden is laid to lawn with decorative shrubs to borders. The rear garden is predominantly laid to lawn with mature hedging and decorative shrubs to borders. There is a paved 'Courtyard' providing a superb outside area off the kitchen.

Further Information

All mains' services. Gas central heating. UPVC double glazing.

Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincolnshire LN9 6PH. Tel No: 01507 601111.

DISTRICT COUNCIL TAX BAND = D

EPC RATING = E

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. 19 Station Road, Woodhall Spa. LN10 6QL

Tel: 01526 353333

Email: woodhallspa@robert-bell.org

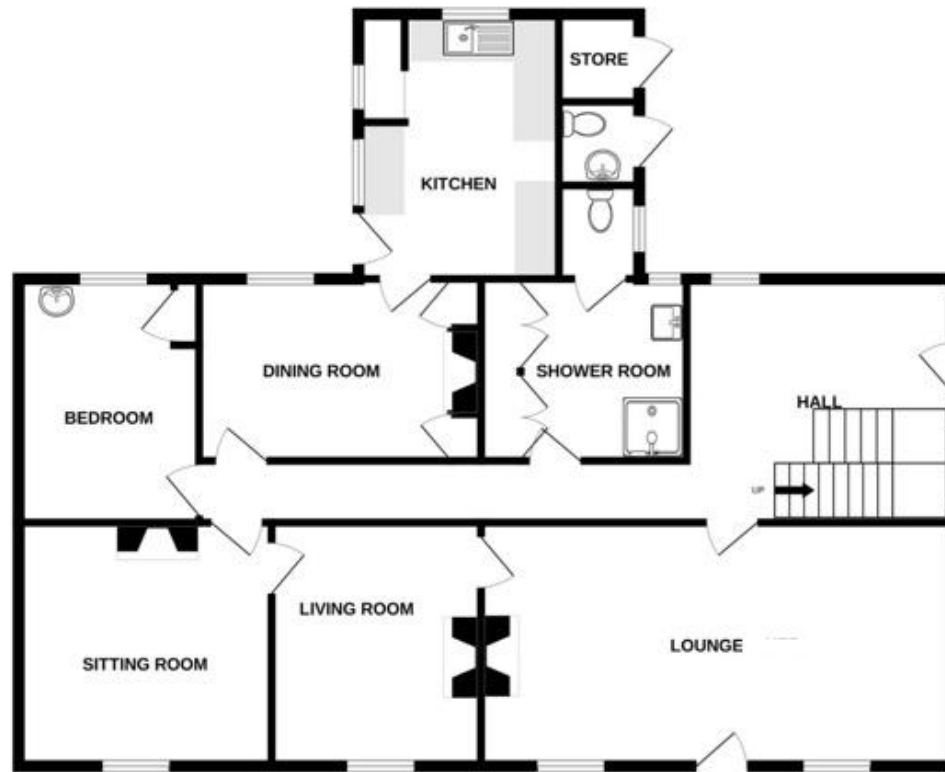
Website: <http://www.robert-bell.org>

Brochure prepared 11.08.2026

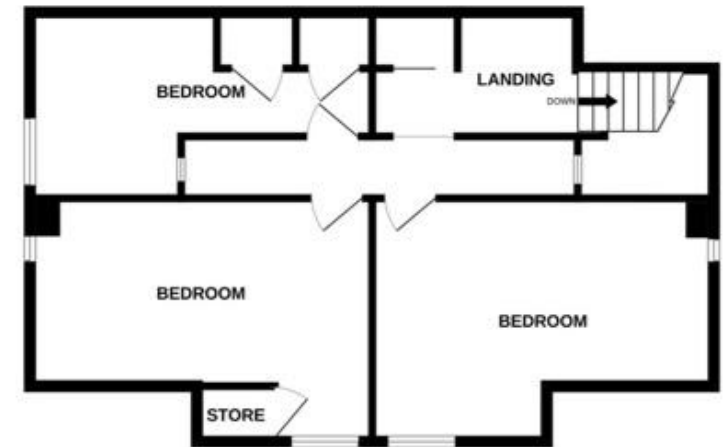




GROUND FLOOR
1257 sq.ft. (116.8 sq.m.) approx.



1ST FLOOR
644 sq.ft. (59.8 sq.m.) approx.



TOTAL FLOOR AREA : 1901 sq.ft. (176.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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