Brackenside House

Kirkby Lane, Kirkby On Bain, Woodhall Spa, Lincolnshire LN10 6YY

£735,000

BELL

Brackenside House

Kirkby Lane, Kirkby On Bain LN10 6YY

Lincoln – 22 miles
Grantham – 33 miles with East Coast rail link to London
Boston – 17 miles

(Distances are approximate)

Brackenside is a spacious, four bedroom family home with large reception spaces; outbuilding with workshops and garaging, formal gardens and two paddocks with a central stable block. With versatile reception spaces, suiting a range of potential purchasers, the property enjoys bright, flowing accommodation to an attractive village edge position. Brackenside is located in a wonderfully peaceful setting just outside of the small village of Kirkby on Bain and less than 2 miles from the ever-popular Woodhall Spa and its local amenities, which include The Broadway with a range of local shops, restaurants and bars, Jubilee Park outdoor heated swimming pool, the unique Kinema in The Woods and two top quality golf courses.

Accommodation
Entered into the front through double wooden doors with leaded obscured glass into:

Entrance Porch
With uPVC double glazed obscure window to side, tiled flooring and wooden glazed door to:

Reception Hall
With uPVC double glazed door to conservatory, wooden flooring, multiple power points and radiators. There is a wooden door to under stairs storage space and ground floor accommodation including:

Lounge ***20' 6" x 13' 0" (6.24m x 3.96m) plus bays***
With uPVC double glazed bay windows to front and side and having television point, multiple power points, radiator, wooden flooring and uPVC double glazed door to:

Conservatory ***16' 0" x 14' 0" (4.87m x 4.26m)***
With uPVC double glazed windows to front, side and rear; There are French doors to rear tiled flooring; skylights to ceiling, lights and fans to ceiling and multiple power points.

Dining Room ***15' 6" x 11' 10" (4.72m x 3.60m) plus bays***
With uPVC double glazed bay window to side, lights to ceiling and wall, wooden flooring, multiple power points and radiator.

Kitchen ***14' 0" x 11' 7" (4.26m x 3.53m)***
With uPVC double glazed windows to side and rear and having a good range of storage units to base and wall levels. There is a 1 1/2 sink and drainer set to roll edge worktop; Stoves range cooker beneath extractor canopy, tile effect flooring and wooden door to:

Utility Room ***9' 0" x 5' 9" (2.74m x 1.75m)***
With uPVC double glazed window to side and having storage units to base and wall levels and sink and drainer set to roll edge worktop. There are space and connections for under counter washing machine, dryer; and dishwasher, tile effect flooring and uPVC double glazed obscure door to side porch, stepping out to driveway.

Cloakroom & Washroom
With uPVC double glazed obscure windows to side, low-level WC, hand wash basin to storage unit, radiator and wooden flooring.

First Floor
Landing
With lights to ceiling and walls, radiator, multiple power points and wooden doors to first floor accommodation including:

Bedroom 4 /Office ***9' 0" x 6' 5" (2.74m x 1.95m)***
With uPVC double glazed windows to front, multiple power points, radiator and wooden doors to built-in storage space.

Main Bedroom ***17' 8" x 12' 10" (5.38m x 3.91m) max***
With uPVC double glazed windows to front and side and having radiator, multiple power points, built in wardrobe storage spaces and wooden door to **En Suite Shower Room** ***12' 10" x 8' 0" (3.91m x 2.44m)*** with uPVC double glazed window to side, low-level WC, bidet; pedestal sink and free-standing bath on ball and claw feet with shower attachment. There is a corner shower cubicle with tiled surround, wood effect flooring and radiator.

Bedroom 2 ***13' 2" x 11' 0" (4.01m x 3.35m)***
With uPVC double glazed windows to side and rear and having radiator, multiple power points, wooden door to storage space and pedestal sink with tiled splash back.

Bedroom 3 ***11' 6" x 9' 10" (3.50m x 2.99m)***
With radiator, multiple power points and wooden doors to built-in storage space.

Bathroom ***8' 3" x 6' 4" (2.51m x 1.93m) plus cupboards***
With uPVC double glazed obscure windows to side and having pedestal sink, bath with tiled surround, wood effect flooring; radiator and built in bank of storage spaces.

Cloakroom
With uPVC double glazed obscure window to side, low-level WC, radiator and wood effect flooring.

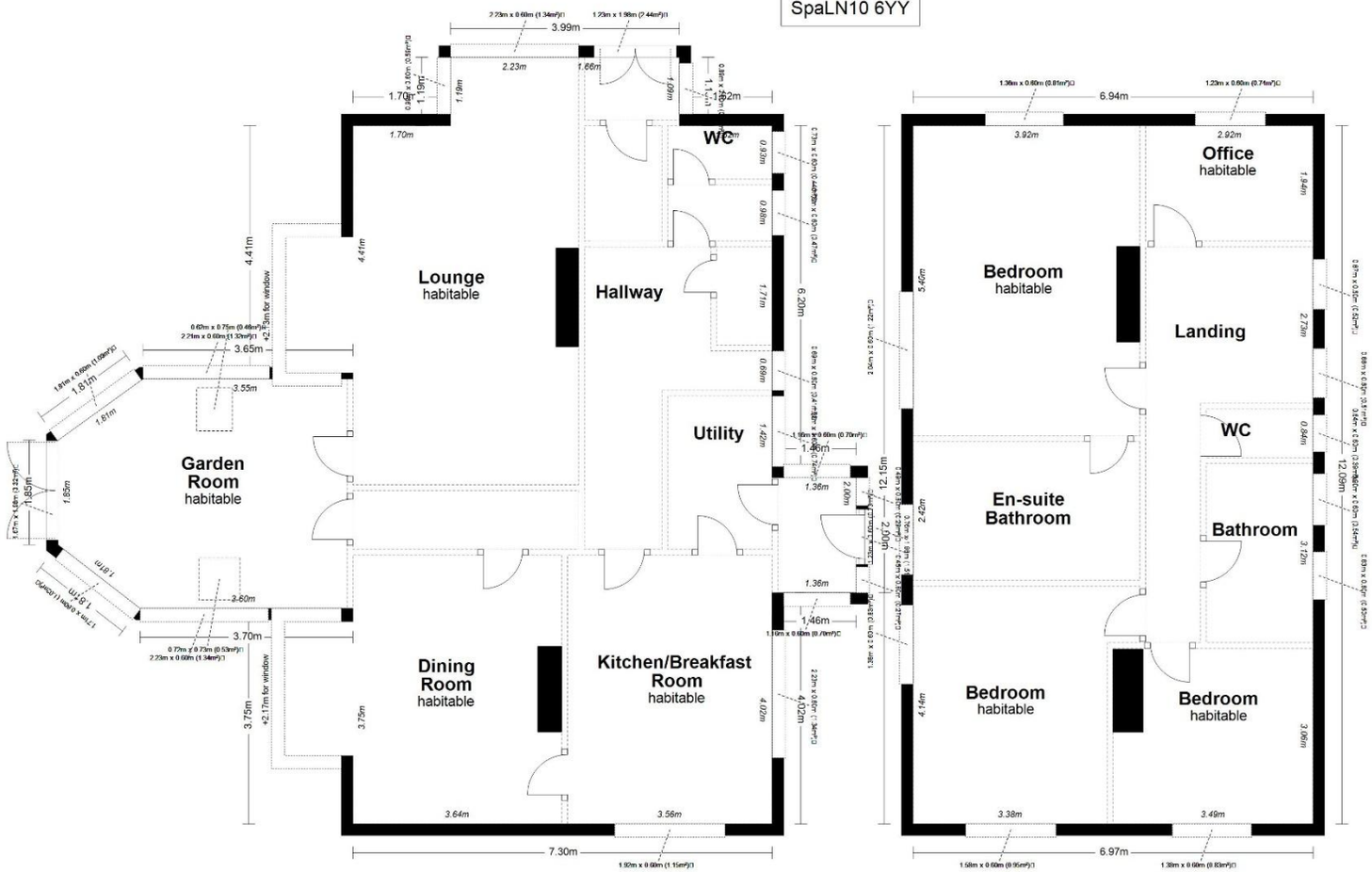
Outside
The property is approached to the front over a sweeping gravelled driveway and leads to **Large Brick and Tiled Outbuilding**, with solar panels to roof and comprising **Garage** with electric door to front; light and power ***17' 3" x 14' 3" (5.25m x 4.34m)***. Door to **Side Store** ***9' 6" x 7' 2" (2.89m x 2.18m)*** which continues through to the rear **Workshop** ***17' 3" x 12' 6" (5.25m x 3.81m).*** To the side is a **Gardener's W/C**, leading through to the **Rear Store** ***8' 0" x 6' 3" (2.44m x 1.90m).*** To the rear is a further store. External stairs lead to the large first floor **Workshop** ***21' 6" x 16' 10" (6.55m x 5.13m)*** with light and power, housing the oil-fired Grant boiler.

Formals gardens are set to the side and rear of the house, the latter a small lawned space. The principle formal garden is centred by a pond with timber framed cover over, low level brick containment and paved surround. The garden enjoys a generous lawn, with mature borders surrounding and to the side a large hardstanding / seating space with greenhouse alongside.

To the side of the driveway and sweeping behind the outbuilding is the first grassed paddock, appropriately fenced, inside which stands a **Garage/Store** building plus a **Double Stable Block** and **Feed Room**, with electric, water, power and a recently new roof. One stable is set with a concrete floor; the other a foam based layer.

To the South side of this, behind the formal garden, is a further grassed paddock.

Brackenside House
Kirkby Lane
Kirkby on Bain
Woodhall
SpaLN10 6YY



FLOOR PLAN

Further Information

Mains electric and water. Oil fired central heating. Drains to a private system. 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 = E
EPC RATING = F

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 21.05.2025

DISCLAIMER
Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:
- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
- No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.
- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.