



Heatherfield

The Broadway, Woodhall Spa, Lincolnshire LN10 6ST

£595,000

BELL

ROBERT BELL & COMPANY

Heatherfield

The Broadway, Woodhall Spa,
Lincolnshire LN10 6ST

Lincoln – 18 miles

Grantham – 32 miles (with East Coast rail link to London)

Boston – 17 miles

(Distances are approximate)

A bay fronted Victorian town house of some considerable appeal situated within the heart of the conservation area to this most sought after of Lincolnshire villages. Providing five double bedrooms and three reception rooms the property has been thoughtfully upgraded in recent times successfully blending Victorian elegance with modern fitment. This south facing property has all the marks of a traditional Victorian home, built to a high standard with high ceilings, deep moulded cornices and light filled rooms. The reception hall has parquet flooring and the doors are stripped solid pine. Externally the property is enhanced with appealing gardens and detached double garage. Situated on 'The Broadway' Heatherfield offers an original part of this historic and highly desirable village. The shopping, social and educational facilities are all within easy access. **A viewing is highly recommended to fully appreciate this fine piece of architecture.**

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 inset to ornate storm porch is gained through a glazed panel door leading into:

Reception Hall

The Victorian elegance is immediately apparent as soon as you enter with its high ceilings, deep moulded cornices, period architraves, deep skirting boards to the hall and principle reception rooms. A balustrade staircase leads to the first floor with stripped solid pine doors open to all the reception room including:

Sitting Room 16' 9" x 13' 4" (5.10m x 4.06m)

With south facing deep bay window, cast iron multi-fuel stove set to feature marble fireplace, ceiling rose and oiled oak flooring.

Dining Room 13' 0" x 10' 1" (3.96m x 3.07m)

A dual aspect room with ceiling rose and oiled oak flooring.

Family Room 12' 7" into bay x 11' 5" (3.83m x 3.48m)

A most appealing room providing views over the rear garden through full height patio doors to deep bay windows. There are two full height double built-in cupboards, oiled oak flooring and ceiling spotlights.

Kitchen 15' 5" x 15' 0" (4.70m x 4.57m) of an irregular shaped room

A superb kitchen with a stylish range of made-to-measure fitted units comprising Franke double sink inset to Silestone worksurface over base units including integrated dishwasher, fridge and separate freezer, Siemens electric oven and microwave oven, and wall mounted cupboards above with downlighting. There is a Silestone central island unit over further base units extending to provide breakfast bar and an inset Siemens induction hob. To the side is a range of full height storage cupboards, incorporating system boiler and house water softener. There is tiled flooring and glass door to rear of property.

Cloakroom

With a low-level WC, wash hand basin and wood panelling to dado rail.

First Floor

With balustrade staircase to second floor with stripped pine doors to the following:

Bedroom 1 16' 9" x 16' 5" (5.10m x 5.00m) into bay

Overlooking 'The Broadway' through an attractive deep bay window. This room is fitted with an extensive range of wardrobes.

Bedroom 2 12' 10" x 11' 3" (3.91m x 3.43m)

A dual aspect room and having cast iron feature fireplace.

Bedroom 3 12' 4" x 16' 6" (3.76m x 5.03m) into bay

An appealing room overlooking the rear garden through double doors set to a bay window.



Bathroom 9' 1" x 8' 3" (2.77m x 2.51m)

Being fully wall and floor tiled and having a 'Lefroy Brooks' white suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC. There is a full height vanity cupboard and a bespoke heated towel rail.

Shower Room 8' 8" x 6' 4" (2.64m x 1.93m)

Fully wall and floor tiled and again having a fitted 'Lefroy Brooks' suite comprising shower cubicle, pedestal wash hand basin and low-level WC. There is a heated towel rail and ceiling spotlights.

2nd Floor

Landing

With 'Velux' window providing natural light and stripped pine door to:

Bedroom 4 17' 9" x 14' 6" (5.41m x 4.42m) *max*

Providing most appealing views over this Conservation area. There is a range of fitted wardrobes to one wall with mirrored doors, fitted shelving to opposite wall and cast-iron feature fireplace. There are exposed timber floorboards and ceiling spotlights.

Bedroom 5 13' 6" x 11' 6" (4.11m x 3.50m)

With rear aspect.

Outside

The property is approached through an iron gate and over a path leading to main entrance door. The remaining front garden with its iron railings to borders is laid with low maintenance in mind to slate shingle. Vehicular access is gained from the rear leading to off street parking and leads to **Detached Double Garage** 18' 8" x 17' 2" (5.69m x 5.23m) with two electric roller doors, power, lighting, EV charger and service door to rear. The mature garden is laid to lawn with block paving and paved patio.

Further Information

All mains' services. Gas central heating. Plantation shutters throughout and cast iron radiators.

Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle LN9 6PH.

District Council Tax Band = C

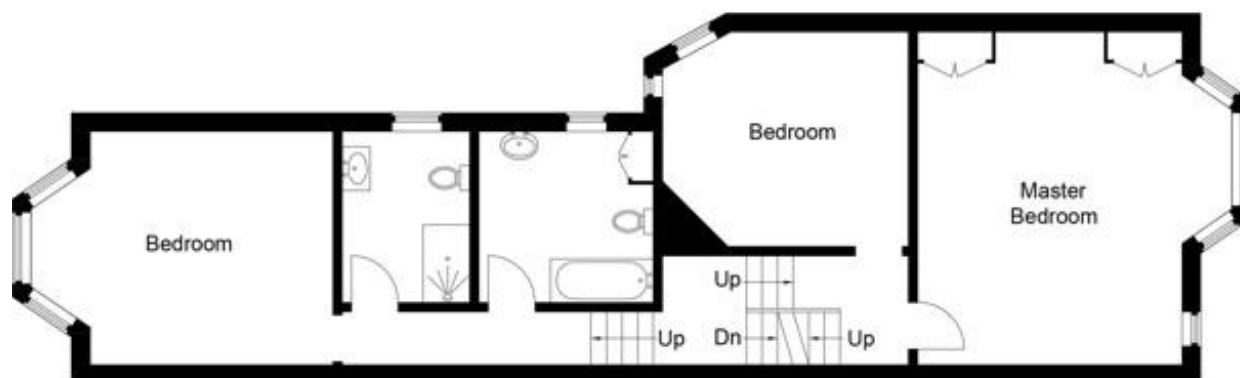
EPC Rating = D

The agents have not been privy to the contents of the Title of the property and cannot in any way formerly confirm the boundaries of the property or the existence of any Covenants, Easements or Rights of Way, which might affect it. Any plan shown in this brochure is purely presented as a guide and all boundaries and area measurements presented, subject to survey, **will** require further verification. We formally instruct you to speak to our client's solicitors in regard to all of these matters.

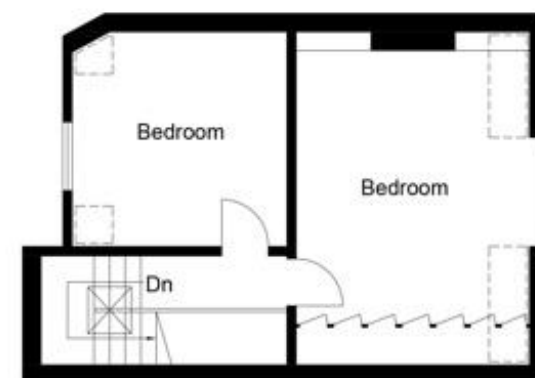
SERVICES: The agents would like to point out that the services of this property have not been checked, and this matter is left to the prospective purchaser to make appropriate further enquiries.







First Floor

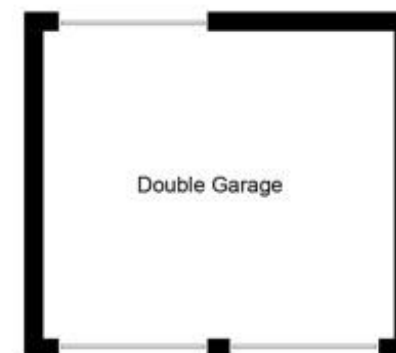


Second Floor

 = Reduced headroom below 1.5m / 5'0"



Ground Floor



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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