



Witham Bank  
Martin Dales

MOUNT & MINSTER







# Witham Bank

Martin Dales

Situated in a rural location on the outskirts of Woodhall Spa, this four bedroom barn conversion offers spacious reception rooms, large private gardens and separate equestrian paddock and stable.

- Immaculate Barn Conversion
  - Two Reception Rooms
  - Kitchen/Living Room
  - Jack & Jill Bathroom
  - Four Double Bedrooms
    - Ensuite to Master
- Feature Fireplace, Beams & HIVE System
- Workshop, Private Garden & Paddock
  - Three Separate Paddocks & Stable
  - Popular Location



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**INTRODUCTION**

An immaculate barn conversion boasting three equal paddocks totalling 2.5 acres for grazing with two bay stables and tack room plus a further acre of mature and private gardens. Located on the outskirts of Woodhall Spa and benefitting from a rural position and flexible accommodation, the property comprises; Boot Room, Kitchen Diner, Lounge, Garden Room, Four Bedrooms, Jack & Jill Ensuite, Further Ensuite and Shower Room. Outside, the property has outstanding landscaped gardens with workshop and patio.

**LOCATION**

Woodhall Spa, with its tree-lined avenues, Edwardian hotels, Kinema in the Woods, St Hugh’s Preparatory School, and possibly one of the best inland golf courses in Britain has become increasingly popular as a residential setting. The market town of Horncastle with its highly regarded Queen Elizabeth’s Grammar School lies approximately six miles distance 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**

**Boot Room**

Wooden door, tiled floors wooden window and radiator.

**Large Kitchen Diner**

24'2" x 16'6" (7.38m x 5.04m )

Tiled floor, fitted wall and base units, one and a half sink and drainer, central island with space for a wine fridge, dishwasher, electric Rangemaster, space for a American fridge freezer, recessed spotlights, storage cupboard, ceiling light, beams and radiator, exposed bricks and wooden window.

**Sitting Room**

24'6" x 12'2" (7.48m x 3.73m)

Solid wood floor, exposed bricks and original feature beams, dual aspect wooden double glazed windows and French door, storage cupboard, radiators, recessed spotlights, inglenook fireplace with log burner and wall lights.

**Garden Room/Gym**

16'0" x 10'10" (4.9m x 3.32m)

Solid wood floor, wooden window and French doors Velux windows, recessed spotlights, feature beam and radiators.

**Bedroom Two**

15'10" x 12'1" (4.85m x 3.69m)

Carpet, fitted wardrobe, ceiling lights, smoke alarm, wooden double glazed windows and radiator.







#### **Jack and Jill Bathroom**

Tiled floor and walls, bath, mains shower, low level WC, pedestal wash hand basin, radiator, recessed spotlights, wooden double glazed window, extractor, beams and heated towel rail.

#### **Bedroom Three**

11'11" x 8'8" (3.65m x 2.66m)

Carpet, wooden double glazed window, radiator, smoke alarm and loft access.

#### **Utility Room**

8'2" x 7'6" (2.51m x 2.3m)

Tiled floor, airing cupboard, loft access, oil fired boiler, space and plumbing for washing machine and dryer, fitted wall unit, tiled splashback, Velux window, recessed spotlight and water softener,

#### **Shower Room**

Tiled floor, low level WC, pedestal wash basin, mains shower, heated towel rail, Velux window, recessed spotlight, shaver point, tiled splashback and extractor.

#### **Bedroom Four/Games Room**

12'7" x 11'11" (3.86m x 3.65m)

Currently used as a games room and comprising; carpet, ceiling light, wooden double glazed window and radiator,

#### **Mezzanine Study**

7'8" x 6'8" (2.36m x 2.05m)

Carpet, velux and wall lights.

#### **Bedroom One**

13'11" x 11'11" (4.26m x 3.65m)

Carpet, wooden glazed window, Velux windows, ceiling light and radiator.

#### **Ensuite**

Tiled floor, low level WC, bath, pedestal wash hand basin, bidet, heated towel rail, tiled splashback, Velux window, extractor, ceiling light and shaver point.

#### **OUTSIDE**

Outside the property is approached by a gravelled driveway leading to a detached workshop with water and power. There is a newly laid private patio with hot tub, electric sockets and lighting. The enclosed courtyard offers flower beds and two accesses into the property. The private garden and paddock is approximately one acre and is laid to lawn with planted borders providing a mixtures of shrubs and trees. Paddock Two is two and a half acres equally divided into three fenced paddocks and has a stable with two bays with tack room, water and electric. Access to the paddocks is via a gravelled driveway and drainage installed.

#### **METHOD OF SALE**

For sale by private treaty.





#### **TENURE**

Freehold with vacant possession upon completion.

#### **COUNCIL TAX BAND**

Council tax band: D

#### **ENERGY PERFORMANCE CERTIFICATE**

EPC rating: E

#### **VIEWINGS**

Strictly by prior arrangements with the Agent (01522 716204).

#### **PARTICULARS**

Drafted following clients' instructions of April 2021.

#### **ADDITIONAL INFORMATION**

For further details, please contact Daniel Baines at Mount & Minster:

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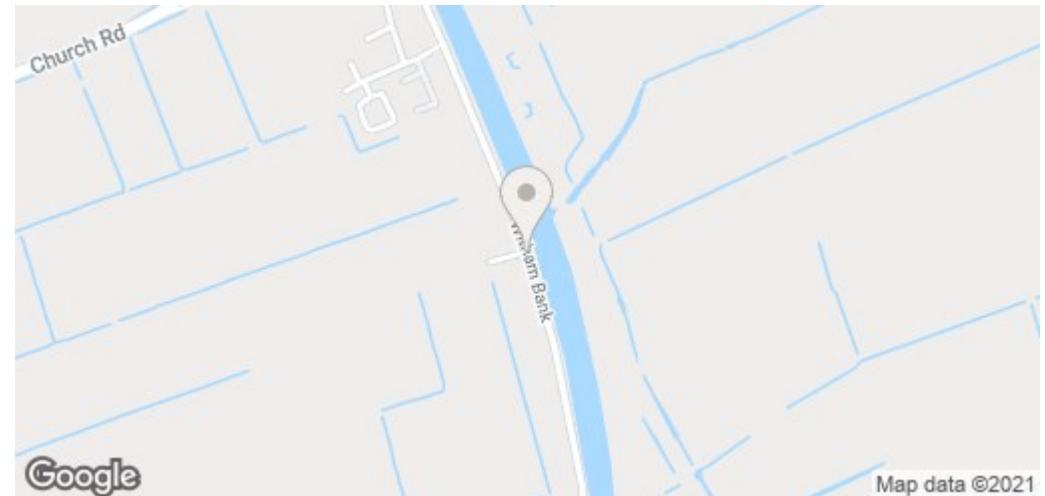
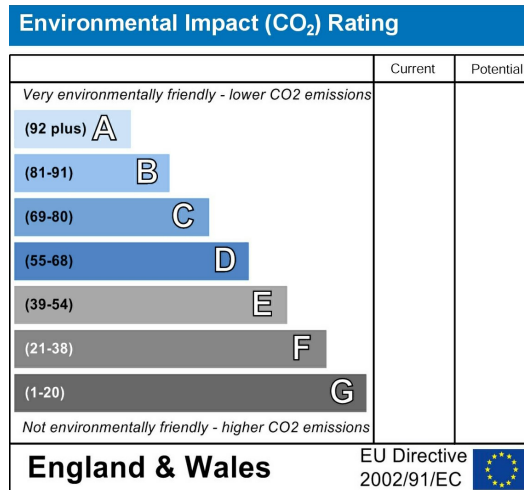
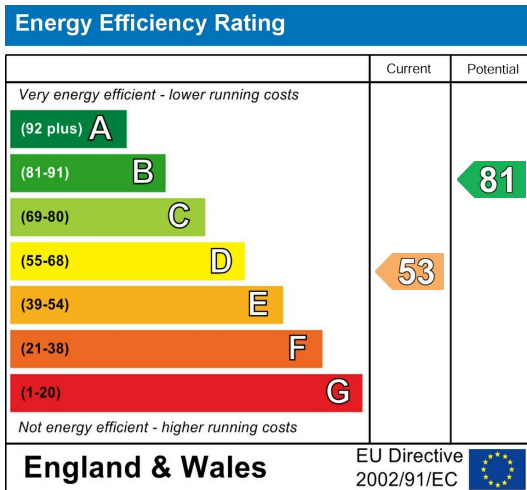




# Hawthorn Barn, Witham Bank, Woodhall Spa, Lincolnshire



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