



Yew Tree Cottage

New Road, Blankney Fen, Woodhall Spa, Lincoln, Lincolnshire LN10 6XL

£495,000
NO ONWARD CHAIN

BELL



Yew Tree Cottage

New Road, Blankney Fen LN10 6XL

Lincoln – 17 miles
 Grantham – 31 miles with East Coast rail link to London
 Boston – 19 miles
 Woodhall Spa – 2.5 miles
 (Distances are approximate)

Pleasantly situated to a rural position in grounds of approximately 1.75 acres and with no immediate neighbours stands this three bedroom detached bungalow providing excellent equestrian facilities. Internally the property is enhanced by two open plan reception rooms divided by an open brick chimney breast with double-sided cast-iron stove. Outside the property has private gardens, an area of hard standing, enclosed crew yard providing open fronted barn, brick-built hay store, tack room and two stables with access to paddock. The nearest village is the highly sought after Woodhall Spa just over two miles away with its wide range of shopping, social and educational facilities.

Accommodation

Entrance into the property is gained through a uPVC double glazed door into:

Entrance Lobby

With coved ceiling, radiator and glazed panel double doors to:

Reception Hall

With built-in double cloaks cupboard, coved ceiling, radiator, power points and door to:

Breakfast Kitchen 12' 8" x 12' 10" (3.86m x 3.91m) max of L Shape

With front aspect and having a range of fitted units comprising one and a half stainless steel sink drainer inset to worksurface over base units. There is a four-ring electric hob over electric oven, wall mounted cupboards above and filter hood over the hob. There is tiled flooring, coved ceiling, radiator, power points and door to:





Utility Room 7' 6" x 6' 2" (2.28m x 1.88m)

With rear aspect and having fitted units comprising stainless steel sink drainer inset to work surface over base units including space and plumbing for washing machine. There are wall mounted cupboards above and larder cupboard to one end. There is tiled flooring, radiator, power points and service door to integral garage.

Sitting/Dining Room

An open plan room with feature cast iron double sided stove set to open brick chimney.

Dining Area 14' 2" x 9' 10" (4.31m x 2.99m)

Overlooking the rear garden and open countryside beyond through siding patio doors. There is coved ceiling, radiator and power points. Open plan with:

Sitting Area 15' 10" x 13' 6" (4.82m x 4.11m)

Again, with sliding patio doors to the rear and having coved ceiling, radiator and power points.

Main Bedroom Suite 13' 7" x 11' 4" (4.14m x 3.45m)

Accessed from the hall leading to:

Lobby

With built-in double wardrobe, coved ceiling, door to en-suite and door to:

Bedroom

A dual aspect room having coved ceilings, radiator and power points.

En-Suite

With a suite comprising shower cubicle, pedestal wash hand basin and a low-level WC. There is coved ceiling, radiator and tiled flooring.

Bedroom 2 15' 0" x 9' 6" (4.57m x 2.89m)

A dual aspect room having built-in double wardrobe, coved ceiling, radiator and power points.

Bedroom 3 9' 5" x 9' 6" (2.87m x 2.89m)

With garden views, coved ceiling, radiator and power points.

Bathroom 7' 4" x 5' 6" (2.23m x 1.68m)

Being fully wall tiled and having a suite comprising paneled bath with shower over, pedestal wash hand basin and a low-level WC. There is coved ceiling, radiator and tiled flooring.





Outside

The property is approached through a timber double five bar gate over a driveway leading to ample parking, space to turn and to **Integral Garage 19' 6" x 11' 4" (5.94m x 3.45m)** with up and over door, power, lighting, uPVC door to rear and service door into the property. The formal gardens are predominantly laid to lawn with a wide variety of mature trees and shrubs to borders providing an ideal spot to enjoy views of the Lincolnshire countryside. The drive continues to a useful area of hard standing and two iron gates to **Enclosed Crew Yard 78' 0" x 70' 0" (23.76m x 21.32m)** approx. incorporating **Open Fronted Barn 78' 0" x 17' 0" (23.76m x 5.18m)** approx., there is an **Adjoining Brick-Built Barn 78' 0" x 17' 0" (23.76m x 5.18m)** approx. off the crew yard providing **Two Stables, Tack Room and Hay Store**. There is water and electricity to the crew yard. The remaining grounds are laid to paddock.

North Kesteven District Council – Tax band: C
EPC Rating: D

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.

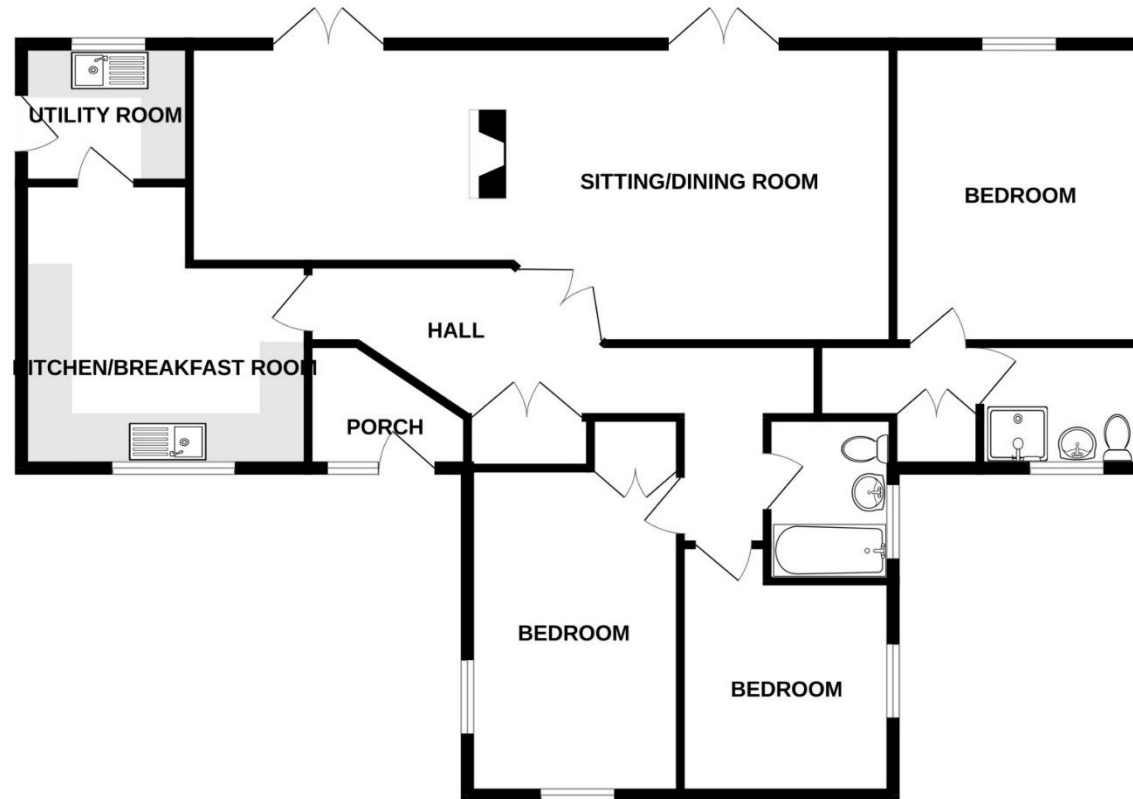
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GROUND FLOOR
1231 sq.ft. (114.4 sq.m.) approx.



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TOTAL FLOOR AREA : 1231 sq.ft. (114.4 sq.m.) approx.

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