



Spence House

The Broadway, Woodhall Spa, Lincoln, Lincolnshire LN10 6RY

£850,000

BELL



Spence House

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

(Distances are approximate)

No Onward Chain! Spence House is a versatile family home with holiday accommodation / annex potential located to an extremely attractive position within the popular inland resort of Woodhall Spa. Within close proximity of the golf course, home of England Golf, the property will suit a range of potential purchasers, with many of the spaces on offer being particularly flexible.

The property is currently laid out with a rear entrance porch, stepping through to the large Breakfast Kitchen with open doorway (beneath a surround crafted from an oak that once stood over Hole 18 at the nearby course) stepping through to the large lounge, with a South-facing Conservatory off the rear. Accommodation continues with side hallway spaces accessing a bathroom and bedroom; with a larger, central hallway space with Garden Room to the side. The ground floor is complete with a utility, further bedroom (also accessible from the holiday let), dining room and office – plus the self-contained one-bedroom holiday accommodation with separate kitchen and living room, plus shower room.

The first floor begins with a wide landing area, off which two bedrooms (including master with en suite), a bathroom and eaves storage are accessed. Externally, the property provides ample gravelled parking for a number of vehicles, a double garage, and garden spaces largely laid to lawn, including a side garden private to the holiday accommodation.

Woodhall Spa is a beautiful, large village with a range of leisure facilities and independent shops alongside public transport links, doctors' surgery, supermarket, and further services. The county city of Lincoln is within a 20-mile drive, while the market town of Horncastle and well serviced adjacent villages of Tattershall and Coningsby are within closer proximity.





Accommodation

The property is entered to the rear through a uPVC double glazed door to the rear porch, with uPVC double glazed windows to side and rear. There is tiled flooring, multiple power points and uPVC double glazed French doors to:

Breakfast Kitchen 20' 9" x 14' 7" (6.32m x 4.44m)

With uPVC double glazed window to side and having sink to bevel edge worktop, storage units to base and wall levels plus large island. There is a Neff oven, steam oven, Rangemaster infusion double oven, hob beneath matching extractor, integrated full height fridge and freezer and dishwasher. There is a corner pantry cupboard, radiator, multiple power points, wooden door to side hallway space and open double doorway beneath oak arch to:

Lounge 19' 3" x 13' 9" (5.86m x 4.19m)

With uPVC double glazed window to rear, lights to ceiling and wall and having fire to stone surround with oak overmantel. There is a television point, multiple power points and French doors to rear to:

Conservatory 9' 10" x 9' 4" (2.99m x 2.84m)

With uPVC French doors, double glazed windows to sides and rear, wood effect flooring and multiple power points.

Shower Room 8' 6" x 7' 0" (2.59m x 2.13m)

With uPVC double glazed obscure window to side and having low-level WC, hand wash basin and corner shower cubicle. There is board to walls, wood effect flooring, heated towel rail and wooden door to storage space.

Hallway

With wood effect flooring, radiator, multiple power points and wooden doors to coat store, bedroom and main hallway.

Bedroom 12' 3" x 9' 7" (3.73m x 2.92m) plus wardrobe space

With uPVC double glazed window to side, radiator, wood effect flooring, multiple power points and wooden door to cupboard housing gas fired boiler.

Hallway open to:

Sun Room 31' 3" x 10' 5" (9.52m x 3.17m) total

With uPVC double glazed French doors, windows to side and uPVC double glazed ceiling. There is a brick fireplace with log burning stove on tiled stand, radiators, multiple power points, wood effect flooring and wooden doors to further accommodation including:





Utility Room 6' 5" x 6' 0" (1.95m x 1.83m)

With uPVC double glazed high level obscure window to side and having low-level WC, sink and drainer to square edge worktop and space and connections for washing machine. There is storage units to base and wall levels and tiled flooring.

Bedroom 11' 4" x 9' 4" (3.45m x 2.84m) – with both doors locking, can be incorporated to main house or annex

With radiator, multiple power points and radiator.

Dining Room 18' 0" x 12' 7" (5.48m x 3.83m) max

With uPVC double glazed windows to side and having light to ceiling and wall, radiator, multiple power points and wood effect flooring.

Office 12' 9" x 7' 9" (3.88m x 2.36m)

With uPVC double glazed window to side, wood effect flooring; radiator and multiple power points.

First Floor

Landing 22' 10" x 14' 9" (6.95m x 4.49m)

With uPVC double glazed windows to side and front and having radiator, multiple power points and wooden doors to first floor accommodation and eaves storage with built-in cupboards.

Bedroom 14' 2" x 11' 6" (4.31m x 3.50m)

With uPVC double glazed window to rear, radiator and multiple power points.

Bathroom 13' 2" x 10' 11" (4.01m x 3.32m)

With skylights to rear and having low-level WC; storage units to three sides, bath with shower over and tiles surround. There is a hand wash basin to storage unit and wood door to airing cupboard.

Bedroom 14' 5" x 10' 1" (4.39m x 3.07m)

With uPVC double glazed window to rear, radiator, multiple power points and wooden door to:

En-Suite Shower Room 7' 10" x 6' 0" (2.39m x 1.83m)

With low-level WC, pedestal sink and corner shower cubicle with tiled surround and electric shower over. There is a heated towel rail and wood effect flooring.

HOLIDAY LET

Accommodation

Entered into the front, through composite double-glazed door with full height window alongside into:



Dining Kitchen 14' 0" x 13' 0" (4.26m x 3.96m)

With uPVC double glazed window to front and having modern units to base and wall levels, Zanussi double oven, hob beneath extradite canopy, integrated fridge, dishwasher and wall mounted gas fired boiler. There is a radiator, multiple power points, tiled flooring and wooden doors to bathroom and to:

Lounge 16' 6" x 12' 10" (5.03m x 3.91m)

With uPVC double glazed bay window to front with oak window seat, radiator, wood effect flooring and wooden doors to:

Bedroom 13' 1" x 12' 9" (3.98m x 3.88m)

With uPVC double glazed window to front and door to side. There is a radiator, wood effect flooring and multiple power points.

Bathroom 6' 4" x 6' 3" (1.93m x 1.90m)

With low-level WC, hand wash basin to storage unit and walk-in shower cubicle. There is tiled flooring, boards to walls and heated towel rail.

Outside

The property is approached between brick columns to an open driveway frontage, with the long, wide gravelled drive continuing across the front and down the side to provide space for a number of vehicles, and access to the **Detached Double Garage** at the rear.

The front garden space is laid to lawn with mature bushes and hedging to the front; to the side is a private garden serving the holiday let, and a further garden spaces ideal for children and pets, being well-secured. The rear is a further lawned garden space with gravelled beds in front of the fencing; open to the drive and continuing across to the garage.

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 = F
EPC RATING = C

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.

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Ground Floor



First Floor



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