Bridge Farm Cottage

Timberland Fen, Lincolnshire LN4 3RG

£479,950

BELL

ROBERT BELL & COMPANY

Bridge Farm Cottage

Timberland Fen, Lincoln LN4 3RG

Lincoln – 15 miles
Grantham – 28 miles (with East Coast rail link to London)
Boston – 19 miles
Woodhall Spa – 5 miles

(Distances are approximate)

An extremely well presented and spacious family home standing in beautifully mature and private gardens of approx. 0.4 of an acre with no immediate neighbours. Bridge Farm Cottage is surrounded by open fields along a quiet country lane but is only approx. 5 miles from the centre of the vibrant and sought after village of Woodhall Spa with is many local attractions and amenities.

The property has been comprehensively renovated and improved by the current owners and now offers improved thermal and energy efficiency with added insulation and a solar PV installation. Additional green credentials are provided by the rainwater harvesting system which will no doubt prove essential to keen gardeners looking to enjoy the beautifully stocked gardens which are filled with an assortment of rare and impressive plants, shrubs and trees which provide continuous seasonal flowering from March through to October (please enquire with our sales team for a list).

The impressive gardens which also provide off road parking for multiple vehicles are matched by the high standard of internal fitment and spacious range of internal accommodation (approx. 2840 sq. ft) which includes: four bedrooms, two bathrooms, two large reception rooms, stylish dining kitchen (designed and fitted by Kitchen Solutions of Horncastle), conservatory, utility and WC.

A viewing is certainly required to appreciate all that is on offer.

Accommodation

Entrance into the property is gained through a UPVC door leading into:

Entrance Lobby

With tiled flooring, cloak hooks to one wall and glazed panel door to:

Dining Kitchen *22' 4" x 13' 0" (6.80m x 3.96m)*

A dual aspect room with half the room providing a wide range of stylish fitted units comprising one and a half sink with mixer tap and 'Quooker' instant hot water tap inset to granite worksurface over base units including integral 'Neff' dishwasher, 'Neff' double oven and four ring electric hob, wall mounted cupboards above and filter hood over the hob. There is a granite covered central island unit over further base units, space for slot-in fridge freezer and pull-out larder cupboard and drawers. The remaining area of the room accommodates space for a large dining table having cast iron stove. There is tiled flooring with underfloor electric heating, ample power points, glazed panel door to living room and door to:

Utility Room/Rear Lobby

With space and plumbing for washing machine, radiator, power points, UPVC door to the rear garden and door to:

Cloakroom

With a low-level WC and pedestal wash hand basin.

Living Room *22' 3" x 16' 6" (6.78m x 5.03m)*

A large dual aspect room having feature open fire place set to decorative surround, oak wood flooring, radiator and power points. There are UPVC double doors to conservatory and glazed panel door to:

Sitting Room *22' 2" x 16' 4" (6.75m x 4.97m)*

A triple aspect room with cast iron stove set to tiled hearth, oak wood flooring, radiator and power points, deep walk-in storage cupboard and UPVC double doors to:

Conservatory *19' 5" x 11' 8" (5.91m x 3.55m)*

Overlooking the rear garden and having air conditioning unit, tiled flooring, power points, UPVC patio doors to the rear garden and having UPVC double doors returning to the living room. The conservatory and two reception rooms have been thoughtfully designed for modern living.

First Floor

Landing

With power points and doors to four bedrooms and two bathrooms in order of size as follows.

Bedroom 1 ***16' 5" x 12' 0" (5.00m x 3.65m)***

With far reaching rural views over open countryside and having two built-in full height double wardrobes, radiator and power points.

Bedroom 2 ***15' 3" x 12' 0" (4.64m x 3.65m)***

With double aspect providing rural views and having two full height double wardrobes, wash hand basin over vanity cupboard, radiator and power points.

Bedroom 3 ***16' 7" x 11' 10" (5.05m x 3.60m)***

With far reaching rural views and having two full height double wardrobes, wash hand basin over vanity cupboard, radiator and power points.

Bedroom 4 ***14' 0" x 6' 9" (4.26m x 2.06m)***

With rear aspect over the garden and having two built-in full height storage cupboards, radiator and power points.

Bathroom 1 ***13' 6" x 9' 11" (4.11m x 3.02m) main of irregular shaped room***

Being fully wall tiled and having a suite consisting corner 'spa' bath, shower cubicle, pedestal wash hand basin and a low-level WC. There is a deep built-in airing cupboard, tiled flooring, ceiling spot lights and radiator.

Bathroom 2 ***16' 4" x 6' 6" (4.97m x 1.98m)***

Being fully wall tiled and having a white suite comprising free standing bath, tiled shower cubicle, pedestal wash hand basin and a low-level WC. There is tiled flooring and radiator.

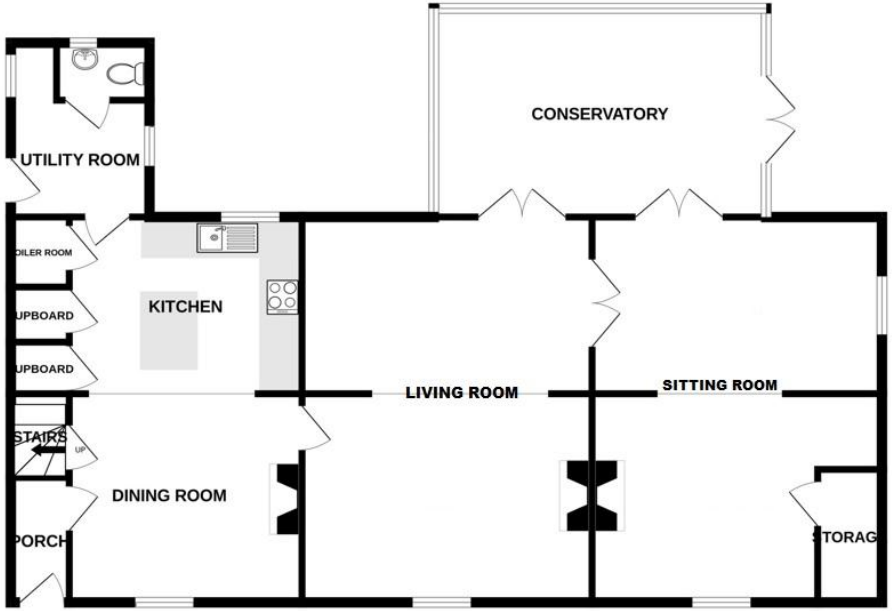
Outside

The property is approached over a gravelled driveway providing ample parking for many vehicles. The rear garden is mostly laid to lawn with an extensive variety of decorative shrubs and mature shrubs and trees to borders. Being off the conservatory is a large paved patio area and **Outbuilding** ***23' 0" x 6' 0" (7.01m x 1.83m)*** separated into six equal sections, these were the original outbuildings for when the property was three cottages, two for each.

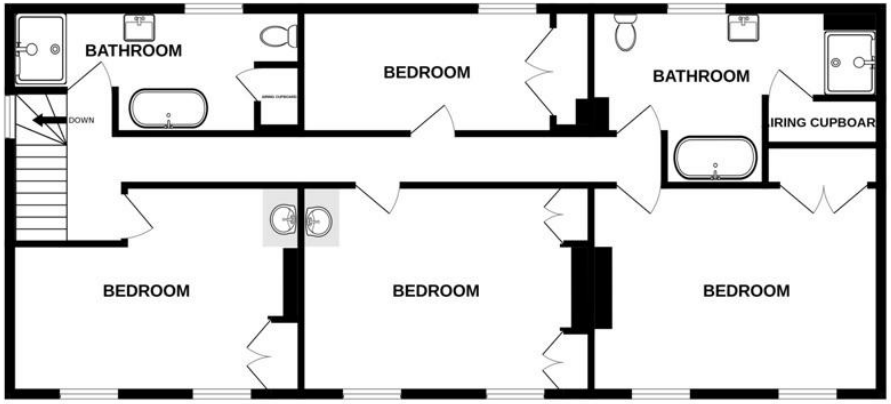
Further Information – Please Note: Photos were taken summer of 2024

Mains water and electricity with drainage to a private system. Oil fired central heating. Owned solar panels.
Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincolnshire LN9 6PH. Tel No: 01507 601111
DISTRICT COUNCIL TAX BAND = C
EPC Rating = D

GROUND FLOOR
1353 sq.ft. (125.7 sq.m.) approx.



1ST FLOOR
1056 sq.ft. (98.1 sq.m.) approx.



TOTAL FLOOR AREA : 2410 sq.ft. (223.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.
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.

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THESE PARTICULARS WERE UPDATED OCTOBER 2026

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