



**The Gatehouse**  
Abbey Lane, Woodhall Spa, Lincoln, Lincolnshire LN10 6UH

**£575,000**





# The Gatehouse

Abbey Lane, Woodhall Spa LN10 6UH

Lincoln – 18 miles

Grantham – 31 miles with East Coast rail link to London

Boston – 17 miles

(Distances are approximate)

A former railway gate house for the long since departed Woodhall Spa branch line. The Gatehouse has been thoughtfully designed and significantly extended to provide a most appealing family home providing a wide range of accommodation including five bedrooms, four reception rooms, breakfast kitchen and large conservatory further enhanced by its feature central split-level staircase to full wrap around galleried landing. Outside, the property provides ample parking, integral garaging and attractive enclosed rear gardens offering excellent privacy. The shopping, social and educational facilities of this most sought-after Lincolnshire village are all within easy walking distance. A viewing of this property is essential to fully appreciate the size and setting on offer.

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 is gained through a glazed panel door into:

### Entrance Lobby

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

### Reception Hall

An impressive entrance to the home with a timber split level staircase to galleried landing. There is pattern tiled flooring, coved ceiling, understairs storage, ceiling spotlights, power points and timber double doors to:



### **Sitting Room**

A dual aspect room with coved ceiling, ceiling rose, tiled flooring, dado rail, power points and door to:

### **Breakfast Kitchen 17' 3" x 14' 9" (5.25m x 4.49m)**

A dual aspect room including views and uPVC door to the rear garden. There is an extensive range of stylish fitted units comprising stainless steel double sink inset to granite work surface over base units including space and plumbing for dishwasher. There is a range double oven with five ring gas hob, further base and wall mounted cupboards to remaining wall and filter hood over the hob. There is a central granite covered island unit over further base units and pattern tiled breakfast bar. There is tiled flooring, ceiling spotlights glazed timber double doors to conservatory and glazed timber door to:

### **Utility Room 9' 2" x 7' 0" (2.79m x 2.13m)**

With fitted units comprising Belfast style sink inset to work surface over base units including space and plumbing for washing machine., space for tumble dryer. There are wall mounted cupboards above, larder cupboard to one end, tiled flooring, uPVC door to garden, service door to garage and door to:

### **Cloakroom**

With a low-level WC, wash hand basin over vanity unit and tiled flooring.

### **Conservatory 17' 3" x 9' 8" (5.25m x 2.94m)**

A superb addition to the home providing attractive views over the rear garden and having pattern tiled flooring and overhead opening windows to the galleried landing. There are power points, timber glazed double doors to kitchen, uPVC patio doors to garden and doorway returning to reception.

### **Dining Room 14' 5" x 11' 2" (4.39m x 3.40m)**

A dual aspect room with garden views to each side. There is a gas coal effect fire set to granite hearth, ceiling spotlights, tiled flooring and power points.

### **Lounge 14' 3" x 11' 6" (4.34m x 3.50m)**

Being dual aspect and having gas coal effect fire set to decorative surround, coved ceiling, tiled flooring and power points.

### **Understairs Storage 13' 8" x 3' 2" (4.16m x 0.96m)**

Providing excellent storage for coats and boots.





**First Floor**  
**Full Galleried Landing**

A most appealing feature of the property is this full wrap around gallery, having view to the front and opening windows to the conservatory. There is exposed timber flooring, ceiling spotlights and doorway to:

**Inner Landing**

Having built-in airing cupboard, exposed timber flooring and door to:

**Main Bedroom 13' 9" x 11' 4" (4.19m x 3.45m)**

A dual aspect room with views over the rear garden. There is an extensive range of fitted wardrobes, two bedside cabinets, vanity unit and cushioned window seat. There is exposed timber flooring, ceiling fan light, power points and door to **En-Suite** with a white suite comprising tiled shower cubicle, wash hand basin over vanity unit and a low-level WC. There are ceiling spotlights and a heated towel rail.

**Bedroom 2 14' 0" x 8' 10" (4.26m x 2.69m)**

A dual aspect room having full height fitted wardrobes, exposed timber flooring and power points.

**Bathroom 11' 1" x 8' 0" (3.38m x 2.44m)**

With a five-piece suite comprising free standing roll top bath, corner shower cubicle, wash hand basin over vanity unit, low-level WC and bidet. There is a ceiling mounted body drier, ceiling spotlights, heated towel rail and shaver point.

Off the galleried landing to second inner landing with doors to three remaining bedrooms.

**Bedroom 3 14' 3" x 7' 2" (4.34m x 2.18m)**

A dual aspect room having ceiling spotlights and power points.

**Bedroom 4 15' 7" x 7' 2" (4.75m x 2.18m)**

A dual aspect room having power points.

**Bedroom 5 11' 1" x 7' 1" (3.38m x 2.16m)**

Overlooking the rear garden and having exposed timber floorboards and radiator, power points.

**Outside**

The property is approached over a gravelled driveway providing side by side parking and leads to **Integral Garage 22' 11" x 15' 8" (6.98m x 4.77m)** with a roller door, power, lighting, service door into the property and service door to the rear garden. There is further off-street gravelled parking to opposite side. The remaining front garden is laid to gravel.







**Ground Floor**



**First Floor**

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**Further Information**

Mains water, electric and gas. Gas central heating. Drainage to a private system. 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 = D

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.

**VIEWING:** By arrangement with the agent's Woodhall Spa Office.

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