



2 School Farm Cottage
Timberland Dales, Woodhall Spa LN10 6XT

£199,950





2 School Farm Cottage

Timberland Dales, Woodhall Spa LN10 6ST

Lincoln – 18 miles
Grantham – 29 miles with East Coast rail link to London
Boston – 16 miles
Woodhall Spa – 3 miles
(Distances are approximate)

A three bedroom semi-detached house pleasantly situated to a rural location having far reaching views over the Lincolnshire countryside. Internally the property is further enhanced by two reception rooms, breakfast style kitchen and conservatory. Outside there is front and rear gardens, detached double garage and open fronted barn. The shopping, social and educational facilities can be found within the highly sought after village of Woodhall Spa. Please Note: Planning permission has been granted for a two-storey rear extension, single storey side extension and replacement of the existing conservatory.



The nearby village of 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 uPVC door leading into:

Reception Hall

Having staircase to the first floor with storage below. There is wood effect flooring, coved ceiling, door to dining room and door to:



Lounge 22' 10" x 10' 6" (6.95m x 3.20m)

A dual aspect room including bay window to the front and most appealing views over the rear garden and open countryside to the rear. There is an electric coal effect fire set to decorative surround, coved ceiling, two radiators, wood effect flooring and power points.

Dining Room 15' 1" x 8' 11" (4.59m x 2.72m)

Overlooking the rear garden and open countryside having coved ceiling, radiator, power points and glazed panel timber door to:

Breakfast Kitchen

A dual aspect room including views over open countryside and having a range of fitted units comprising porcelain one and a half sink drainer inset to work surface over base units and space with plumbing for dishwasher and washing machine. There is a four-ring electric hob, electric oven, wall mounted cupboards above and filter hood over the hob. There is tiled flooring, coved ceiling, power points and door to:

Conservatory 10' 5" x 8' 11" (3.17m x 2.72m)

With views over the front garden and having tiled flooring, lighting and uPVC door to the front.

First Floor

Landing

With front aspect and having built-in airing cupboard, radiator, wood effect flooring, access to roof space and door to:

Bedroom 1 10' 6" x 10' 3" (3.20m x 3.12m)

With front aspect and having coved ceiling, wood effect flooring and power points.

Bedroom 2 10' 10" x 9' 5" (3.30m x 2.87m) excluding built-in wardrobes

Overlooking the rear garden and having far reaching views over the Lincolnshire countryside. There is a range of full height fitted wardrobes to one wall, wood effect flooring, radiator and power points.

Bedroom 3 8' 10" x 7' 7" (2.69m x 2.31m)

Again, with superb rural views and having coved ceiling, radiator, wood effect flooring, and power points.





Bathroom

With a white suite comprising paneled bath with shower over, pedestal wash hand basin and a low-level WC. There is wood effect floorings and a heated towel rail.

Outside

The property is approached over a footpath to the main entrance door and there is vehicular access leading to **Garage**. The front garden is laid to wood chippings and the remaining front garden and garden to the side being enclosed and mostly laid to lawn with hard standing suitable for a dog run or timber shed. The garden to the rear is laid to lawn with graveled borders, an ideal setting to enjoy the views over open countryside. There are outbuildings comprising **Concrete Sectional Garage 19' 9" x 18' 1" (6.02m x 5.51m)** with two sets of timber doors, side service door, power and lighting and **Open Fronted Lean-to Barn 20' 0" x 9' 0" (6.09m x 2.74m)**.

Further Information

PLEASE NOTE: Planning permission has been granted for a two-storey rear extension, single storey side extension and replacement of the existing conservatory. Please contact the agents for further information.

Mains' water and electric. Oil fired central heating. Drains 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 = B
EPC RATING = tbc

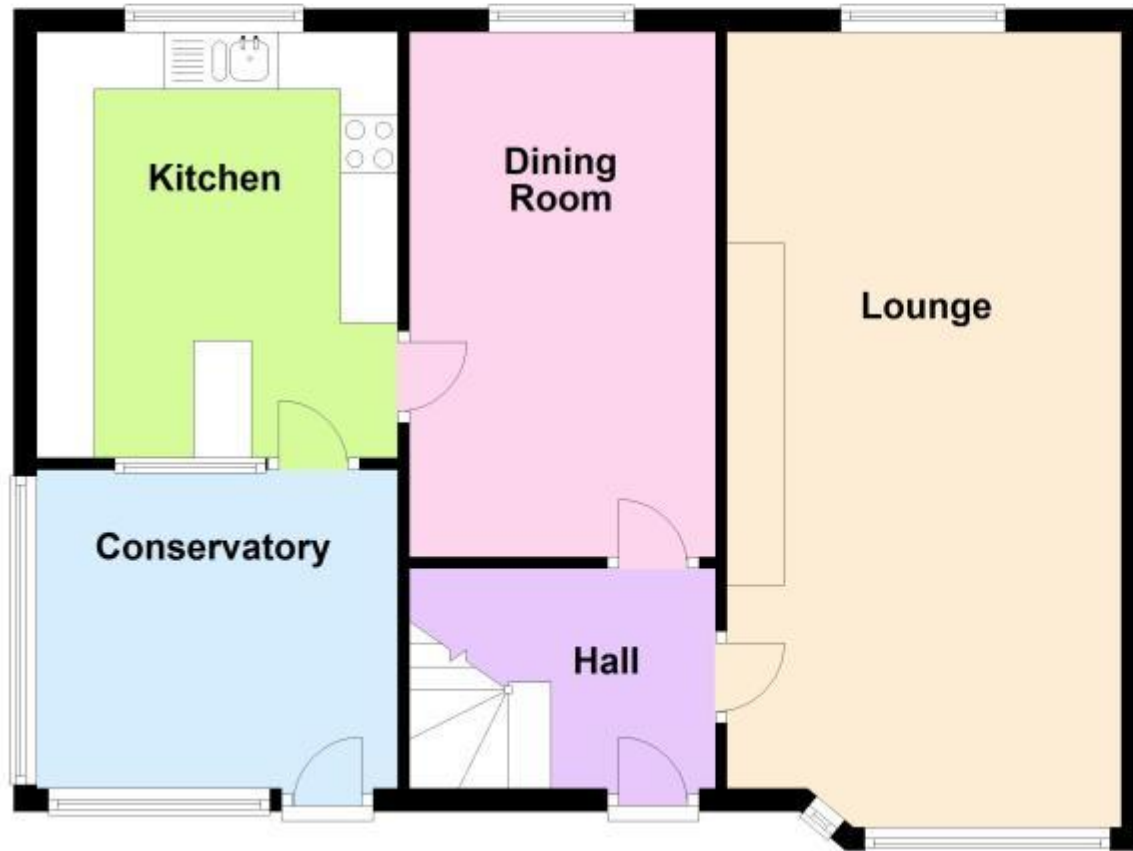
SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Woodhall Spa Office. 19 Station Road, Woodhall Spa. LN10 6QL
Tel: 01526 353333
Email: woodhallspa@robert-bell.org
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Ground Floor



First Floor



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