



**The Spinney**  
9 Horncastle Road, Woodhall Spa, Lincoln, Lincolnshire LN10 6UY

£1,200,000

**BELL**





# The Spinney

9 Horncastle Road, Woodhall Spa LN10 6UY

Lincoln – 19 miles

Grantham – 33 miles with East Coast rail link to London

Boston – 19 miles

(Distances are approximate)

A rare opportunity to acquire a property backing close to the first green and second tee of the world-famous Hotchkin Golf Course, widely considered one of the absolute finest inland courses in the United Kingdom celebrated for its natural heathland setting. Standing centrally to approx. 1.3 acres of parkland gardens this attractive looking home provides four double bedrooms, three reception rooms and fully self-contained annex accommodation. The shopping, social and educational facilities of this most sought-after Lincolnshire village are all within easy walking distance. A formal viewing is highly recommended to fully appreciate the setting on offer.

## Accommodation

Entrance into the property inset to storm porch is gained through a uPVC door into:

## Reception Hall

With feature stone fireplace, ornate cornices, radiator, power points and door to:

## Living Room 19' 4" x 18' 4" (5.89m x 5.58m)

A dual aspect room including patio doors to the rear garden and having open fireplace set to decorative surround. There are coved ceilings, radiator and timber glazed double doors to:

## Dining Room 18' 4" x 11' 3" (5.58m x 3.43m)

With bay window to front aspect and having coved ceiling, radiator and power points.

## Snug 12' 10" x 10' 10" (3.91m x 3.30m)

Overlooking the rear garden and having coved ceiling, radiator and power points.

## Inner Hall

Having staircase to the first floor and having understairs storage, radiator, power points and glazed panel door to:





#### **Cloakroom**

With a low-level WC, wash hand basin and radiator.

#### **Office Area 9' 3" x 6' 0" (2.82m x 1.83m)**

With deep built-in storage cupboard, radiator and power points.

#### **Breakfast Kitchen 15' 10" x 12' 0" (4.82m x 3.65m)**

With front aspect and having a range of fitted units comprising one and a half sink drainer inset to worksurface over base units including integral dishwasher. There is a four-ring gas hob, electric double oven, wall mounted cupboards above and filter hood over the hob. There are ceiling spot lights, radiator, power points, folding door to pantry and glazed panel door to:

#### **Rear Lobby**

Having timber door to:

#### **Rear Entrance**

With doors to the front and rear of the property and access to Annex accommodation. There is a door to **Boiler Room** and door to **Utility Cupboard** with space and plumbing for washing machine.

#### **First Floor,**

#### **Landing**

With built-in linen cupboard, access to roof space and doors to:

#### **Main Bedroom 18' 4" x 11' 3" (5.58m x 3.43m)**

With front aspect and having radiator and power points.

#### **Bedroom 2 12' 11" x 14' 11" (3.93m x 4.54m)**

Overlooking the rear garden and having radiator and power points.

#### **Bedroom 3 12' 10" x 11' 4" (3.91m x 3.45m)**

With front aspect and having radiator and power points.

#### **Bedroom 4 15' 10" x 11' 2" (4.82m x 3.40m)**

With front aspect and having radiator, power points and door to **En-Suite** having a suite comprising panelled bath with shower over, pedestal wash hand basin and a low-level WC. There is a radiator and shaver point.

#### **Shower Room**

Overlooking the rear garden and having a suite comprising shower cubicle, pedestal wash hand basin and a low-level WC. There is a shaver point and a heated towel rail.





## 'Mini Spinney'

### Annex Accommodation

Entered into the front through composite double-glazed door into:

### Living/Kitchen Space 22' 7" x 16' 7" (6.88m x 5.05m)

With uPVC double glazed windows to front and side and skylight to ceiling. There are storage units to base and wall levels, sink and drainer to bevel edge worktop. Candy oven and four ring hob, space and connections for under counter washing machine. Integrated fridge with freezer compartment, plus slimline dishwasher. There is wood effect flooring, radiator, multiple power points, gas fired ideal boiler and wooden door to:

### Bedroom 13' 0" x 10' 3" (3.96m x 3.12m)

With uPVC double glazed window to side and lights to walls and ceiling. There is wood effect flooring, multiple power points, wooden door to entrance hallway and wooden door to:

### Shower Room 10' 3" x 5' 4" (3.12m x 1.62m) max

With low-level WC, hand wash basin with light up mirror over, walk in shower cubicle with monsoon and regular heads over, board surround. There is a radiator with towel rail, fan, wood effect flooring and shaver socket.

### Outside

The property is set well back from the passing road and approached over a gravelled driveway providing ample parking for several vehicles. The front garden is laid to lawn with a variety of mature hedging and evergreens to borders. The rear garden and to the side is set to a parkland setting with a wide variety of mature trees and shrubs. To the far end of the garden, you are provided with the perfect position to enjoy views over the world-famous Hotchkin Golf Course.

### Area

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.

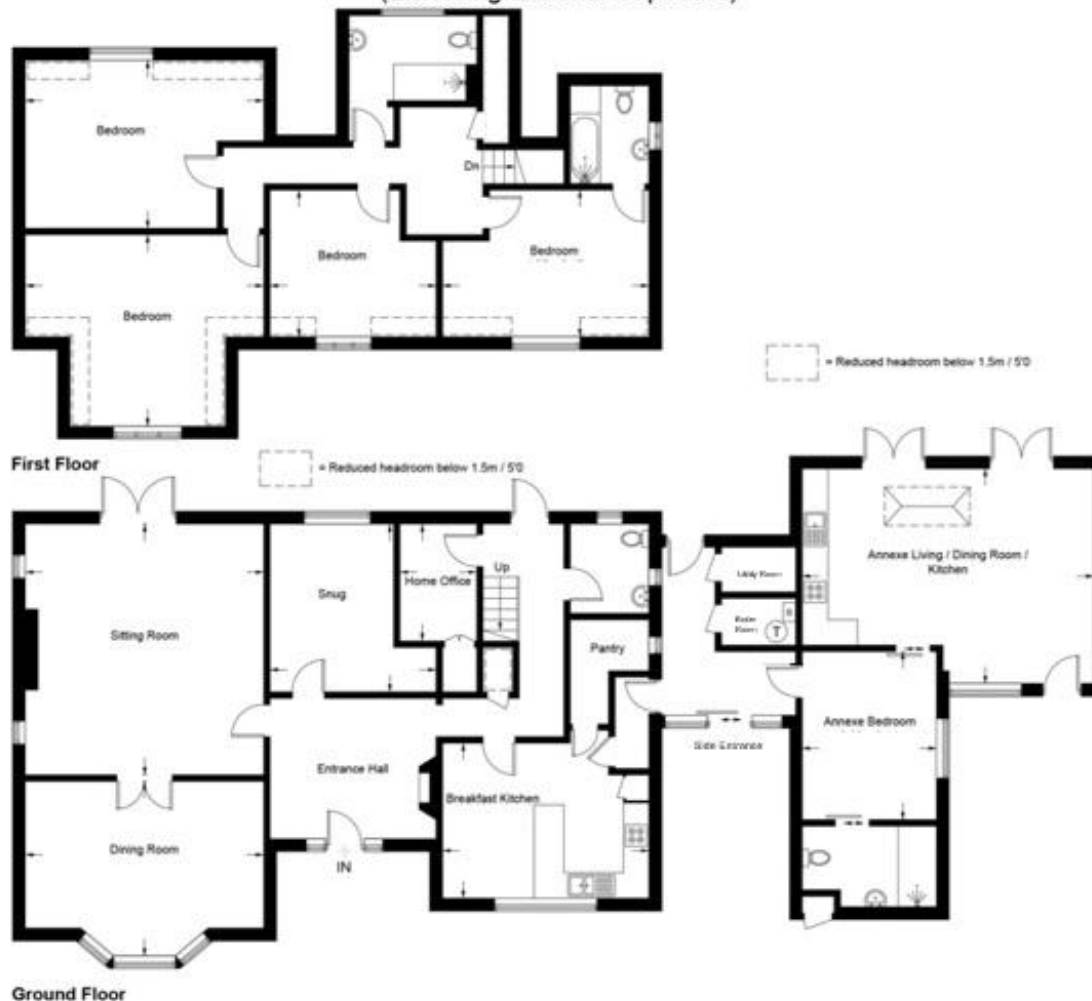






# 9 Horncastle Road

Approximate Gross Internal Area  
Ground Floor = 142.9 sq m / 1538 sq ft  
First Floor = 98.6 sq m / 1061 sq ft  
Annexe = 51.3 sq m / 552 sq ft  
Total = 292.8 sq m / 3151 sq ft  
(Excluding External Cupboard)



East Lindsey District Council – Tax band: F  
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.  
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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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