



The Gables, 31 Horncastle Road
Woodhall Spa, Lincoln, Lincolnshire LN10 6UY

£675,000

BELL



31 Horncastle Road

Woodhall Spa, Lincolnshire LN10 6UY

Lincoln – 20 miles

Grantham – 33 miles with East Coast rail link to London

Boston – 18 miles

(Distances are approximate)

Set well back from the passing road to grounds of around 0.85 of acre stands this four-bedroom detached home with one-bedroom self-contained annex. Internally the property provides a wide range of living accommodation including two reception rooms and conservatory. Outside, the house stands centrally within mature grounds backing onto the woodlands of Woodhall Spa Golf Club, with ample parking and two separate garages. The shopping, social and educational facilities are all within reasonable walking distance. Please Note: The property is dated but offers a very exciting opportunity to upgrade and reconfigure to provide a superb family home.

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 solid timber door leading into:

Reception Hall

With staircase to the first floor and having coved ceiling, radiator, power points and door to:

Cloakroom

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





Living Room 32' 4" x 14' 0" (9.85m x 4.26m)

A triple aspect room including bay window to the front and patio door to the rear garden. The room is separated by a central archway providing two living areas. There is a feature fireplace with decorative tiled hearth and timber mantle. There are coved ceilings, radiator, power points and door to:

Conservatory 17' 0" x 14' 3" (5.18m x 4.34m)

Positioned to the side of the property providing views over the front and rear gardens. There is tiled flooring, wall mounted heater and uPVC double door to rear garden.

Dining Room 18' 1" x 13' 0" (5.51m x 3.96m)

A dual aspect room including views over the front garden. There is coved ceiling, radiator and power points.

Kitchen 16' 4" x 11' 10" (4.97m x 3.60m) main area

Overlooking the rear garden and having a range of fitted units comprising one and a half sink drainer inset to work surface over base units including integral dishwasher. There is a four-ring electric hob over electric oven, gas fired double 'AGA', wall mounted cupboards above and extractor fan over the hob and 'AGA'. There is tiled flooring, power points and the room extends into:

Breakfast Room 13' 0" x 9' 9" (3.96m x 2.97m)

Overlooking the rear garden through uPVC patio doors and having tiled flooring, radiator, power points, door to bathroom and door to:

Utility Room 8' 0" x 6' 3" (2.44m x 1.90m)

With a ceramic sink drainer over space and plumbing for washing machine. There are wall mounted cupboards, tiled flooring and power points.

Bathroom 9' 11" x 6' 3" (3.02m x 1.90m)

With a suite comprising paneled bath with shower over, wash hand basin and a low-level WC. There is tiled flooring, radiator and door to:

Rear Lobby

With built-in storage cupboard, cloak hooks to one wall and service door to Garage One, with service door to the Annex.





First Floor

Landing

With built-in linen cupboard, radiator, power points and door to bedrooms in order of size.

Main Bedroom 18' 1" x 13' 1" (5.51m x 3.98m) excluding bay

A dual aspect room including bay window to the front. There is an extensive range of fitted units including several full height wardrobes, vanity unit, set of drawers, overhead storage and two bedside cabinets. There is a radiator, power points and door to **En-Suite** with a suite comprising shower cubicle, wash hand basin over vanity unit and a low-level WC. There is a heated towel rail and extractor fan.

Bedroom 2 14' 0" x 13' 11" (4.26m x 4.24m) excluding bay

A dual aspect room including bay window overlooking the rear garden having fitted window seat over storage. There are two built-in double full height wardrobes, vanity unit, coved ceiling, radiator and power points.

Bedroom 3 13' 10" x 11' 11" (4.21m x 3.63m) excluding bay

A dual aspect room with bay window to the front of the property. There is coved ceiling, radiator and power points

Bedroom 4 18' 1" x 10' 5" (5.51m x 3.17m)

Overlooking the rear garden and having built-in fitted double wardrobe, radiator and power points.

Bathroom 9' 7" x 7' 3" (2.92m x 2.21m)

Being fully wall tiled and having a suite comprising corner spa bath, pedestal wash hand basin and a low-level WC. There is a full height built-in double airing cupboard and a heated towel rail.





THE ANNEXE

Inner Lobby

Having radiator, power points and door to:

Living Room 16' 0" x 12' 11" (4.87m x 3.93m)

With double doors to the front of the property and having built-in cloaks cupboard, radiator and power points.

Kitchen 9' 8" x 9' 7" (2.94m x 2.92m)

Overlooking and having glazed panel timber door to the rear garden. There is a range of fitted units comprising stainless steel sink drainer inset to worksurface over base units, wall mounted cupboards above, larder cupboard to one end and free standing electric cooker. There is a radiator and power points.

Bedroom 11' 11" x 9' 6" (3.63m x 2.89m)

A dual aspect room providing views over the rear garden and having radiator and power points.

Bathroom 9' 6" x 6' 4" (2.89m x 1.93m)

Being fully wall tiled and having a suite comprising paneled bath with shower over, pedestal wash hand basin and a low-level WC. There is a radiator and mirror over wash hand basin.

Outside

The property is set well back, almost hidden from the passing road and is approached over a graveled driveway providing ample parking for several vehicles and leads to two separate garages. **Garage One 21' 4" x 14' 3" (6.50m x 4.34m)** **Garage Two 12' 6" x 12' 0" (3.81m x 3.65m)**

The remaining front garden is laid to lawn with a wide variety of mature trees and shrubs to borders. The rear garden offers excellent privacy predominantly laid to lawn with a wide variety of mature trees, shrubs and hedging to borders. There is a timber summer house and sunken patio.

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 = tbc ANNEXE EPC RATING = E

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.

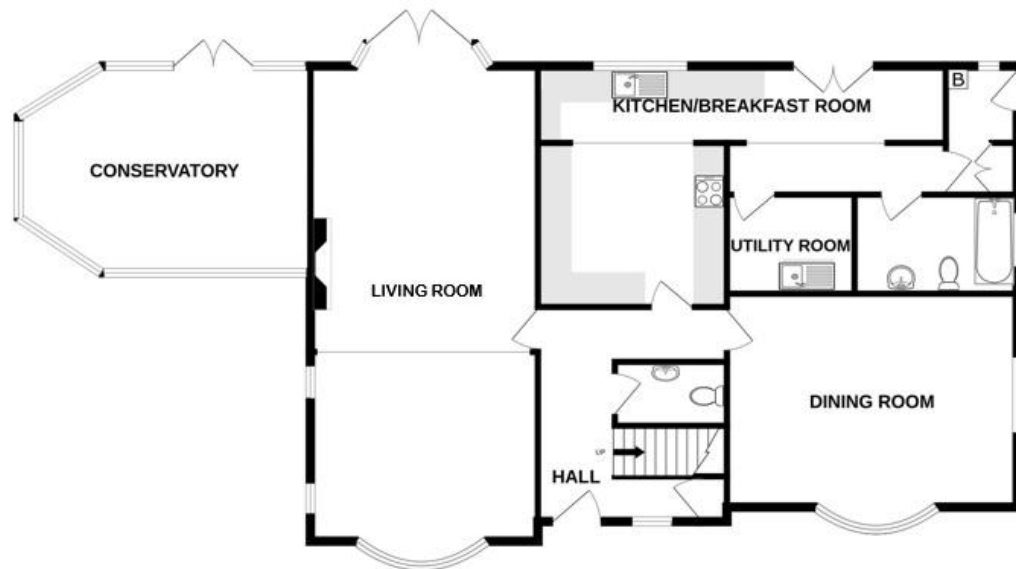
19 Station Road, Woodhall Spa. LN10 6QL

Tel: 01526 353333

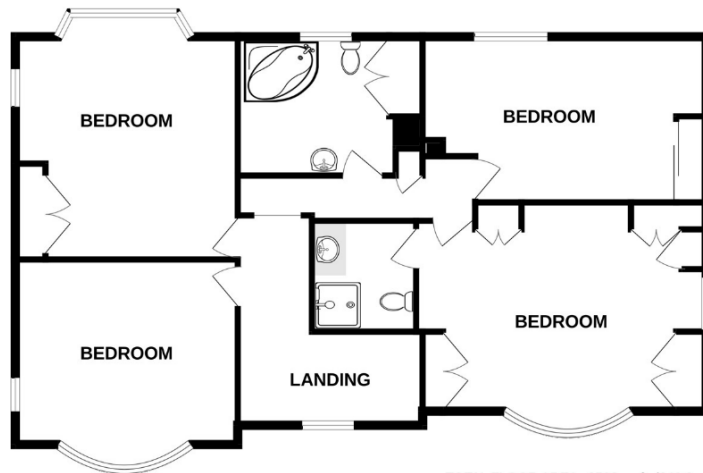
Email: woodhallspa@robert-bell.org

Website: <http://www.robert-bell.org>

GROUND FLOOR
1483 sq.ft. (137.8 sq.m.) approx.



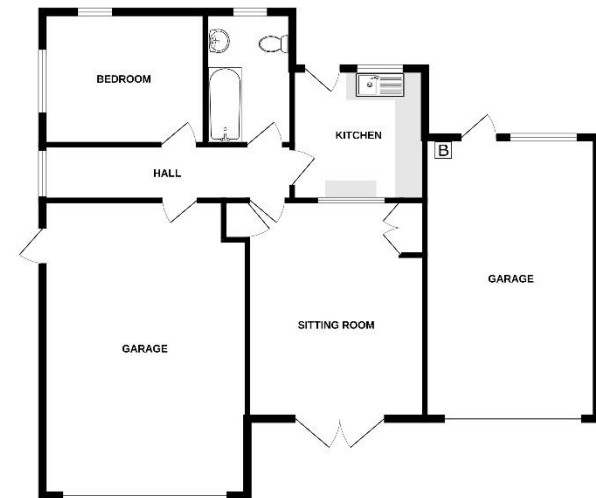
FIRST FLOOR
1111 sq.ft. (103.2 sq.m.) approx.



TOTAL FLOOR AREA: 2593 sq.ft. (240.9 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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GROUND FLOOR
1104 sq.ft. (102.5 sq.m.) approx.



TOTAL FLOOR AREA: 1104 sq.ft. (102.5 sq.m.) approx.
The floorplan is for illustrative purposes only and should not be used as a basis for any offer or contract. It is not a guarantee of accuracy 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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Annexe

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