



## Wylam Cottage

Station Road, Stixwold, Woodhall Spa, Lincoln, Lincolnshire LN10 5HW

£525,000  
NO ONWARD CHAIN

**BELL**



# Wylam Cottage

Station Road, Stixwold, Lincolnshire LN10 5HW

Lincoln – 18 miles

Grantham – 35 miles with East Coast rail link to London

Boston – 20 miles

(Distances are approximate)

With exceptional views over the open Lincolnshire countryside to the south and west stands this exceptionally well presented home. The property has been extended and now provides a wide range of versatile accommodation thoughtfully designed to best enjoy its surroundings and striking outlooks. Inside is further enhanced by two reception rooms, stylish kitchen and three generous bedrooms, one with dressing room and en-suite. The third bedroom is currently used as a garden room and home office but would be an easy option to provide the third bedroom with dressing room. Outside there is ample parking for several vehicles, garage and lawned gardens to the south and west. The pretty village of Stixwold has an excellent community feel, many attractive countryside walks and is just over two miles from the inland resort of Woodhall spa with its many shopping, social and educational facilities. A viewing of this most appealing home is highly recommended to fully appreciate the accommodation and setting on offer.



## Accommodation

Entrance into the property is gained through a uPVC entrance door leading into:

## Reception Hall

With coved ceiling, radiator, power points and access to roof space with loft ladder. There are oak doors to accommodation including glazed panel oak door to:



### Kitchen

With front aspect and having a stylish range of fitted units comprising stainless steel sink drainer inset to worksurface over base units including integral dishwasher and fridge. There is a four-ring gas hob, electric oven and microwave oven, wall mounted cupboards above and filter hood over the hob. There are coved ceilings, tiled flooring, radiator, ample power points, glazed oak panel door to utility room and glazed panel door to:

### Dining Room

A superb room for formal entertaining and everyday use with far reaching views over open countryside. There is coved ceilings, radiator and power points.

### Utility Room

With front aspect including uPVC door to the front of the property. There is a range of fitted units comprising fitted worksurface over base units, tall larder cupboard to one end and wall mounted cupboards above. There is tiled flooring, radiator, coved ceiling, power points and glazed panel door to:

### Guest Suite

A thoughtful addition to the home comprising **Bedroom Three/Garden Room** a dual aspect room including uPVC patio doors to the rear garden and far-reaching rural views. There is an extensive range of full height fitted wardrobes with drawers, coved ceiling, radiator and power points. An open doorway leads to **Dressing Room/Study** with a range of fitted cupboards, coved ceiling, radiator and power points.

### Sitting Room

A striking dual aspect room of some appeal. There is gas coal effect fire set to decorative surround, wall lights, radiator and power points.

### Bedroom 1

Views over the open countryside and having fitted wardrobe, overhead storage, coving, radiator, power points and open doorway to **Dressing Room**, with full height fitted wardrobes to each side, fitted bench over drawers, coving and power points. **En Suite** being fully wall tiled and having paneled bath, wash hand basin over vanity cupboard, low-level WC, radiator and wall mounted cupboard.





### Bedroom 2

With far reaching views to the south and having full height double wardrobe and matching drawers, coving, radiator and power points.

### Bathroom

Being fully wall tiled and having a suite comprising easy access shower cubicle, pedestal wash hand basin, low-level WC, built-in airing cupboard, radiator and tiled flooring.

### Outside

The property is approached over a driveway providing ample parking for many vehicles, turning area and leads to **Adjoining Garage**, with up and over door, power and lighting. The remaining front garden is laid to lawn with a variety of decorative shrubs to borders. The garden continues to the south side and the west also laid to lawn with paved patio area providing an ideal spot to enjoy the famous Lincolnshire sunsets.

### 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 = 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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Brochure prepared 04.08.2025



### DISCLAIMER

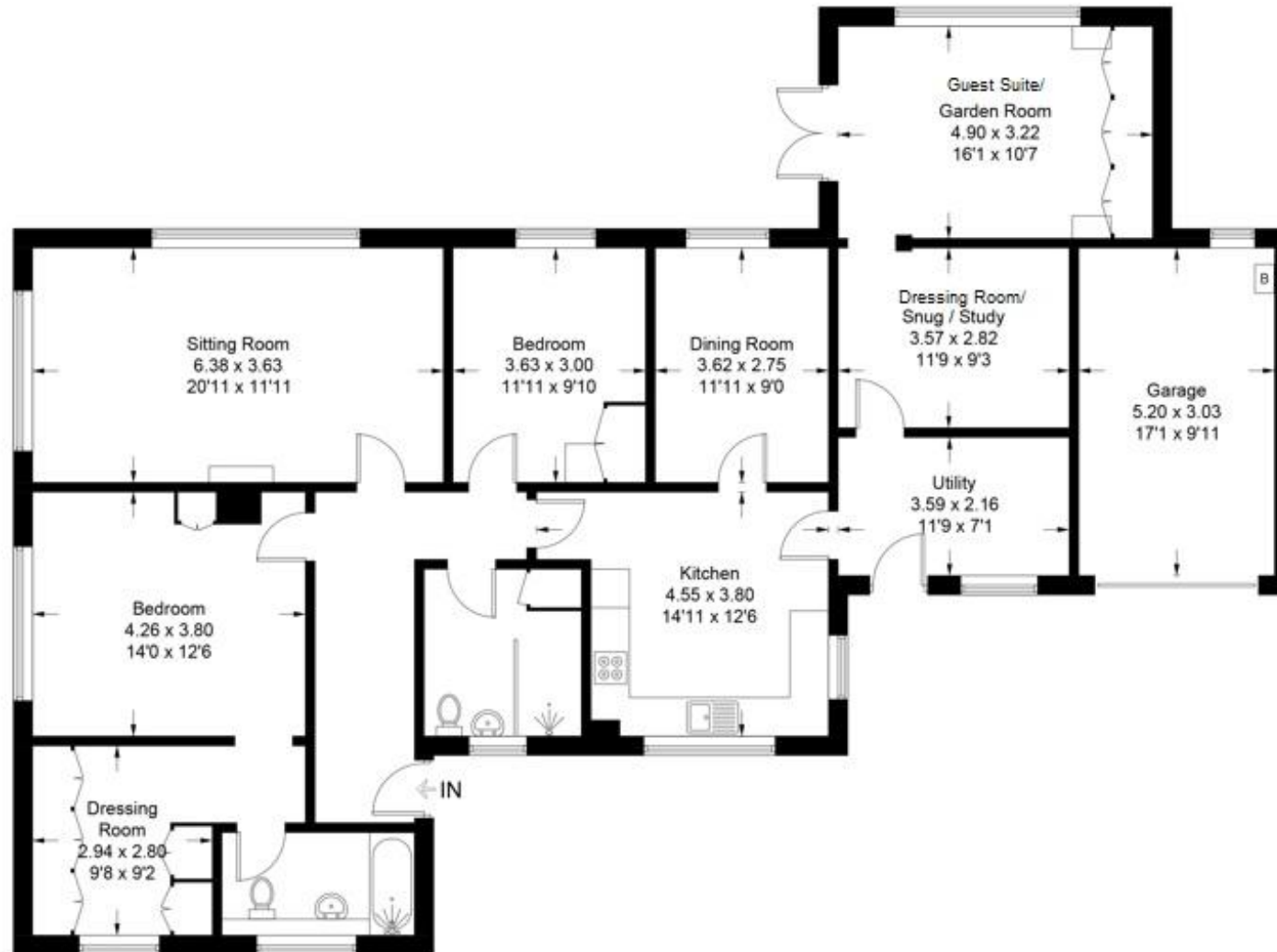
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# Wylam Cottage

Approximate Gross Internal Area = 149.0 sq m / 1604 sq ft  
 Garage = 15.5 sq m / 167 sq ft  
 Total = 164.5 sq m / 1771 sq ft



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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