

Pygott & Crone

Godsons Farm, Blankney Fen

Woodhall Spa, Lincolnshire, LN10 6XH

£400,000

4 Bedroom Semi-Detached House

- Freehold
- Spacious country home some 1935sqft
- Set within a plot of approximately half an acre
- Refurbished and thoughtfully extended
- Two reception rooms plus farmhouse dining kitchen
- Principal bedroom with dressing room and en-suite
- Large lawned gardens with far-reaching rural views
- Outbuildings some 928sqft offer immense potential
- Peaceful countryside setting within reach of local amenities
- EPC Rating - D, Council Tax Band - C

Click here to access the Energy Performance Certificate for Godsons Farm, Blankney Fen, Woodhall Spa, Lincolnshire, LN10 6XH





Overview

Set within an idyllic rural position with far-reaching countryside views, this beautifully presented three-double-bedroom semi-detached home has been thoughtfully refurbished and extended to create a spacious and highly appealing family property. Occupying a generous plot of approximately half an acre, the home offers an exceptional balance of internal space and outdoor lifestyle potential with a range of traditional outbuildings offering immense potential for a variety of uses.





The accommodation is both versatile and well proportioned extending to some 1935sqft. It features two welcoming reception rooms alongside a superb farmhouse-style dining kitchen, ideal for everyday family life and entertaining. A useful scullery/utility and cloakroom add practicality to the ground floor layout. Upstairs, the property continues to impress with three genuine double bedrooms, including a superb principal suite with dressing room and en-suite bathroom, complemented by a shower room. With a ground floor shower room, the smaller reception room could alternatively be used as a bedroom.

Externally, the property truly excels. The extensive gardens are predominantly laid to lawn and enjoy uninterrupted rural views, creating a peaceful and private setting. A range of brick outbuildings extends to some 928sqft providing workshops and excellent storage with potential for hobby or business use, while the gravel driveway offers ample parking.

Offering space, privacy and countryside charm in equal measure, this is a rare opportunity to acquire a substantial home in a tranquil fenland setting.









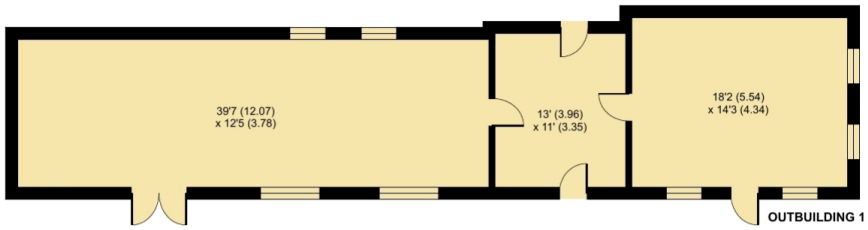

NOT ALL
SUPERHEROES
WEAR
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SHIRTS

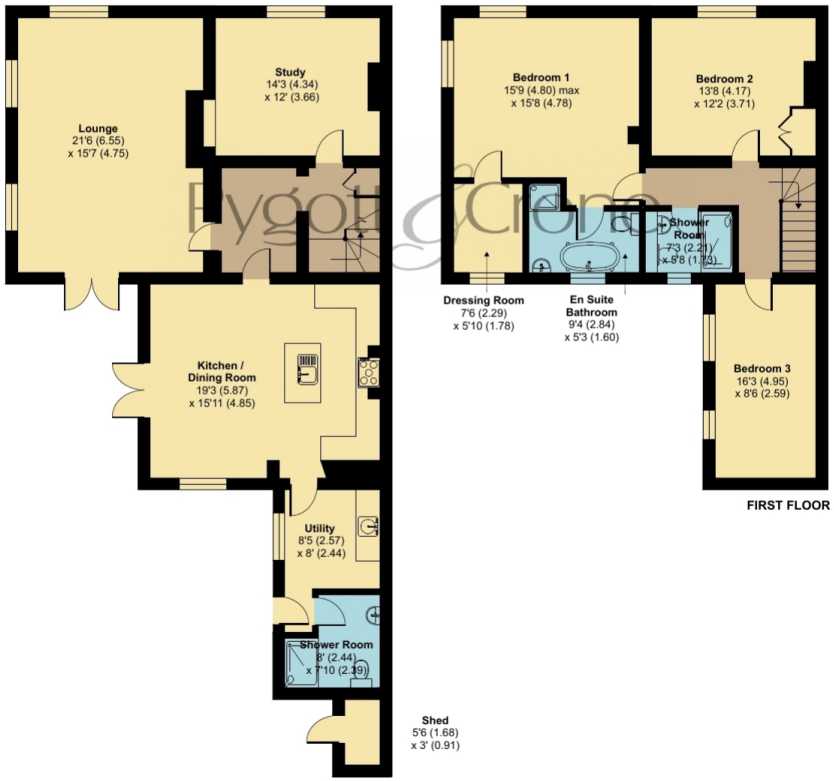


Blankney Fen, Woodhall Spa, LN1

Approximate Area = 1935 sq ft / 179.7 sq m
Outbuilding = 928 sq ft / 86.2 sq m
Total = 2863 sq ft / 265.9 sq m
For identification only - Not to scale

Denotes restricted head height





Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Pygott & Crone. REF: 1417392









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