



Wildmore Lodge, Langrick Road  
New York, Lincoln, Lincolnshire, LN4 4XH

£825,000

## 5 Bedroom Detached House

- Freehold
- Executive Detached Residence With Extremely Flexible Accommodation
- 10 Acre Plot (sts)
- Five Double Bedrooms
- Three Stables, Tack Room and Paddocks.
- Picturesque Lake, Enclosed Floodlit Tennis Court
- En-Suite and Balcony To Bedroom 1
- Detached Double Garage and Games Room
- Viewing Essential
- EPC Rating - E, Council Tax Band - G

[Click here to access the Energy Performance Certificate for Wildmore Lodge, Langrick Road, New York, Lincoln, Lincolnshire, LN4 4XH](#)



## Overview

Pygott and Crone are delighted to market Wildmore Lodge, a fantastic detached residence which occupies a 10 Acre Plot (sts), benefits from a floodlit tennis court, lake, beautiful gardens, paddocks and stables. A viewing is highly advised to appreciate.

Set back from the road within an extremely private position, a large driveway leads you to the property and provides ample off road parking for multiple vehicles. There are established lawns, mature trees and stunning gardens surrounding with a picturesque lake, enclosed floodlit tennis court and stylish modern summer house with both power and lighting.

The property also has equestrian facilities with a stable block of three, a tack room and paddocks. (Currently the stables are used for storage and the paddocks which make up around 8 acres of the plot are currently used for hay and let out on an informal agreement for a small income). The total plot size is approximately 10 acres including the house and garden with the remaining paddocks and land being laid to lawn to the rear.



The accommodation on offer is extremely well presented and has been well maintained over recent years by the current owners. An attractive entrance hall welcomes you into the property with doors leading into the Lounge, separate Study, Cloakroom and 'Heart of the Home' Kitchen with a separate breakfast area. From the kitchen there is large formal dining room and a cosy snug which both enjoy views overlooking the garden, a separate utility room, Laundry room with W/c and a door leading through to the side entrance porch. To complete the ground floor the property benefits from a large games room with full size snooker table (which is included in the sale) and a bar area and there is also a double garage which can be accessed via a personnel door or the garage doors to the front.



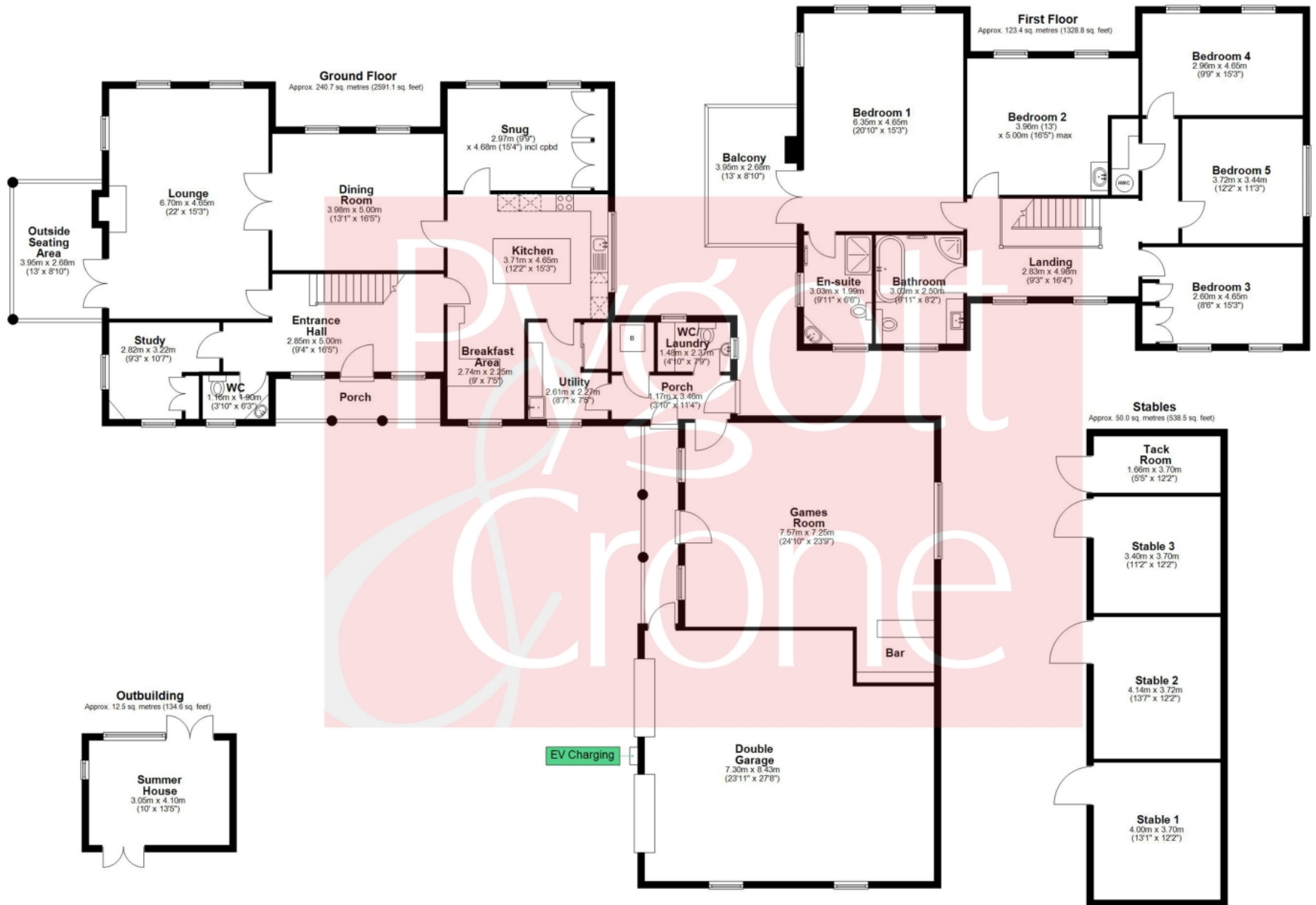
As you go upstairs, a light and airy galleried landing leads to the five double bedrooms and family bathroom. The main suite benefits from a spacious en-suite and double doors opening onto the balcony. The property enjoys beautiful views from the majority of the upstairs.

There are many further benefits with the property to include an EV Charging point, a large patio surrounding the property providing multiple seating areas, an exclusive private position and fantastic flexibility within both the property and the land.

A viewing is via the selling agent Pygott and Crone and via appointment only.







Total area: approx. 426.7 sq. metres (4593.0 sq. feet)



## Location



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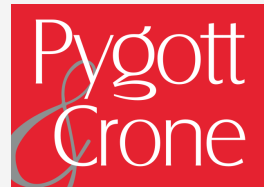
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is on the market with our Boston branch

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