

Pygott & Crone

Woodland View, Bucknall

Woodhall Spa, Lincolnshire, LN10 5EG

£695,000

4 Bedroom Equestrian Facility

- Freehold
- Superb equestrian property
- Extending to approximately 4.75 acres including fenced paddocks
- Sand & fibre floodlit menage
- 4 stables, hay store & machinery barn
- Impressive 3/4 bedroom family home
- Some 2,211sqft very versatile accommodation
- Multi generation potential
- Deligfhtful countryside location
- EPC Rating - D, Council Tax Band - D

Click here to access the Energy Performance Certificate for Woodland View, Bucknall, Woodhall Spa, Lincolnshire, LN10 5EG





Overview

Superb equestrian property extending to some 4.75 acres (sts), combining meticulously maintained equine facilities with a fabulous family home with multi generational potential afforded by the extensive, versatile accommodation which is also immaculately presented. A key feature is the sand and fibre floodlit menage. The property is delightfully situated in a countryside location but convenient for the sought after village and spa resort of Woodhall Spa and the large market town of Horncastle both some 6 miles away together with the Cathedral City of Lincoln only 16 miles away and also easy access to the beautiful Lincolnshire Wolds. During their recent ownership the present vendors have carried out extensive improvements including a new private sewage treatment system. Another attractive aspect of the property is that the land is behind the bungalow away from the road making it quite private.





The bungalow itself features oil fired central heating, UPVC double glazing and extends to some 2211sqft. It briefly comprises reception hall, dual aspect lounge with wood burner, large open plan family dining kitchen with sliding doors to the garden, utility room, laundry room, studio / workshop that could be a fourth bedroom that leads to a rear entrance hall / tack room and separate WC. The spacious bedrooms are positioned at different ends of the bungalow and are served by a separate shower room and an en suite bathroom.

Outside the property is approached by an extensive driveway providing ample parking for cars, horse boxes etc. This lead to the stable block with concrete apron which comprises three stables and a larger foaling box. Behind these are the hay store and tractor barn both versatile buildings in their own right in front of which is further hard standing. Adjacent to this is the floodlit sand and fibre menage being a key feature of the property. The gardens are informal laid mainly to lawn to the side of the bungalow and behind the stables. There is also a small paddock to the side which could be incorporated in to the garden. The main block of land however extends behind the stables and barns divided in to smaller paddocks with water laid on and electric fencing. Early viewing is highly recommended to fully appreciate and avoid disappointment.










The British Horse Society


ROYAL ENFIELD
MOTOR CYCLES
GULF

Woodland View, Bucknall, Woodhall Spa, LN10

Approximate Area = 2211 sq ft / 205.4 sq m
Outbuildings = 1035 sq ft / 96.1 sq m
Total = 3246 sq ft / 301.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Pygott & Crone. REF: 1501366









Location



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Ahmed Jlil
Financial Services Director
0330 912 0007

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Mayfield Farm Cottage
South Cottage
North Cottage
Mayfield Farm
B
A
Drain
Drain
Outbuilding
Spaldwick Lodge
N

Houses. Homes. Harmony.

Pygott & Crone

Woodland View, Bucknall, Woodhall Spa
is on the market with our Sleaford branch

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