



## Mill House, Old Wood, Skellingthorpe, Lincoln, LN6 5UA



Book a Viewing!

### Offers Over £800,000

An exceptional and rare opportunity to acquire a family home, privately nestled within approximately 18.7 acres of enchanting mature woodland. Forming part of the protected and highly coveted Skellingthorpe Old Wood, this remarkable setting is celebrated for its natural beauty, seclusion, and thriving wildlife. The grounds are a true haven for nature lovers, featuring a picturesque private lake, areas of ancient oak and graceful birch, and sweeping lawns that blend seamlessly into the surrounding woodland. A rich variety of birdlife, deer, and other woodland species can often be seen roaming freely, creating an ever changing backdrop of natural serenity throughout the seasons. A collection of substantial outbuildings adds remarkable versatility, including multiple garages, workshops, and a carport with office accommodation above - perfect for those seeking a home business base, creative studio, or potential annexe conversion (subject to consents). Constructed in 1966 and cherished by one family since new, the home itself offers well proportioned accommodation with enormous scope to reimagine, modernise, or extend, creating a truly bespoke woodland residence that harmonises with its rare and captivating surroundings. Viewing of this charming property is highly recommended to appreciate all that is on offer.



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**SERVICES**

Mains electricity and water. Drainage to septic tank.  
Oil central heating.

**EPC RATING** – F.

**COUNCIL TAX BAND** – C

**LOCAL AUTHORITY** - North Kesteven District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

**LOCATION**

The property is located in the medium sized village of Skellingthorpe which lies approximately 4 miles West of the Historic Cathedral and University City of Lincoln. The village itself offers a wide range of local amenities including shops, public houses and primary schooling. There is good access to Lincoln City Centre via the A46 Bypass.













Nestled on the edge of the charming village of Skellingthorpe lies Old Wood, a stunning ancient woodland managed by the Woodland Trust. Covering over 200 acres of picturesque countryside, it offers an idyllic escape with scenic walking and cycling trails and an abundance of wildlife. Old Wood provides a beautiful natural backdrop to village life and is a haven for nature lovers and outdoor enthusiasts alike.

## ACCOMMODATION

### ENTRANCE HALL

10' 9" x 9' 3" (3.29m x 2.82m) With staircase to the first floor and wall lights.



### LOUNGE

16' 11" x 13' 10" (5.16m x 4.24m) With double glazed windows to the front and side aspects giving fantastic panoramic views of the woodland, stone fireplace with open fire, decorative ceiling beams and wall lights.

### SITTING AREA

13' 10" x 6' 4" (4.24m x 1.94m) With French doors to the conservatory, decorative ceiling beams and wall lights.

### KITCHEN/BREAKFAST ROOM

26' 0" x 10' 9" (7.93m x 3.30m) Fitted with a range of wall and base units with work surfaces over, eye level electric oven, five ring gas hob, space for dishwasher, stainless steel sink with side drainer and hot and cold taps over, tiled splashbacks, door to the conservatory and double glazed window to the rear aspect.



### UTILITY ROOM

14' 3" x 11' 11" (4.35m x 3.64m) Fitted with a range of wall and base units with work surfaces over, Belfast sink with hot and cold taps over, tiled flooring and splashbacks and double glazed window to the side aspect.

### DINING ROOM

11' 10" x 7' 6" (3.62m x 2.30m) With double glazed window to the front aspect.



### REAR PORCH

12' 1" x 6' 3" (3.69m x 1.92m) With door to the side aspect, window to the rear aspect and tiled flooring.

### CLOAKROOM/WC

With close coupled WC and tiled flooring.

### CONSERVATORY

23' 0" x 16' 1" (7.03m x 4.92m) With two double glazed doors to the rear gardens, tiled flooring and radiator.





#### FIRST FLOOR LANDING

With double glazed window to the front aspect and airing cupboard.

#### BEDROOM 1

17' 9" x 14' 0" (5.43m x 4.27m) With two double fitted wardrobes, drawers and dressing table, wall lights and double glazed windows to the front and side aspects.

#### BEDROOM 2

12' 2" x 9' 10" (3.73m x 3.01m) With double fitted wardrobe, wall lights and double glazed windows to the front and side aspects.

#### BEDROOM 3

12' 2" x 9' 9" (3.72m x 2.99m) With wall lights and double glazed windows to the rear and side aspects.

#### BATHROOM

10' 10" x 8' 0" (3.32m x 2.44m) Fitted with a five piece suite comprising of panelled bath, shower cubicle, bidet, close coupled WC and pedestal wash hand basin, tiled splashbacks and double glazed window to the rear aspect.

#### OUTSIDE

The property sits within approximately 18.5 acres of grounds, forming part of the protected Skellingthorpe Old Wood, a highly sought-after area celebrated for its natural beauty and privacy. At the heart of the grounds lies a private lake, framed by mature woodland and natural planting. Wooden bridges link the banks, while a lake house with adjoining decking offers the perfect spot to sit and unwind.

A collection of well planned and substantial outbuildings provide exceptional versatility for a variety of uses. These include multiple garages, workshops, and a carport with office accommodation above, ideal for those seeking a home business base, creative studio, or annexe potential (subject to any necessary consents).

Approached via a quiet woodland track, the setting delivers a rare combination of rural seclusion and convenience, offering the freedom and space of country living just a short drive from Lincoln. The grounds blend open clearings, established trees, and landscaped areas.







#### WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

#### SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

#### REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct them then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

#### BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 015 22 55 60 88 and ask for Steven Spivey MRICS.

#### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

#### NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

#### GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

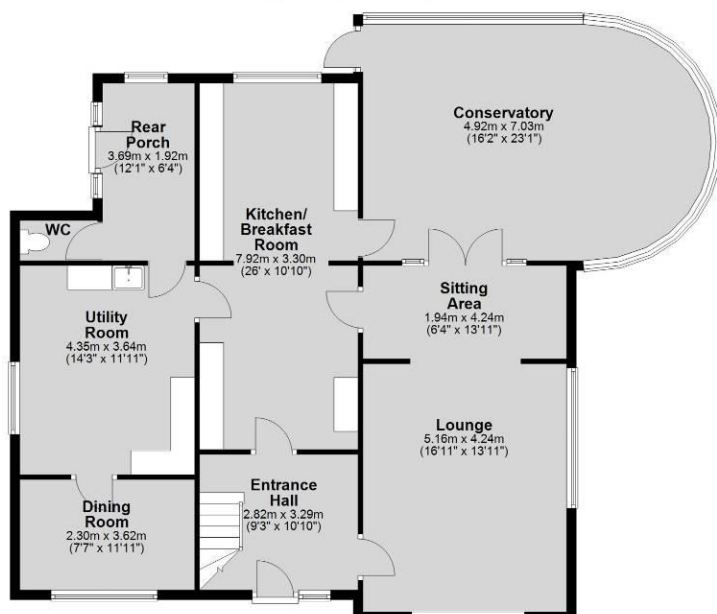
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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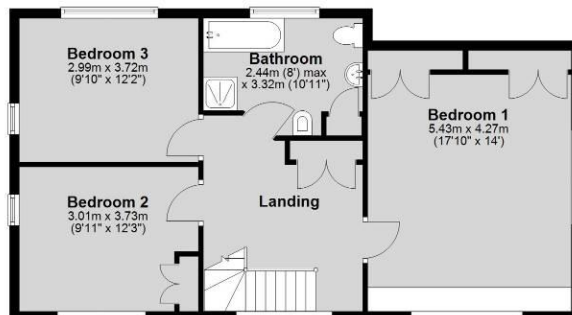
## Ground Floor

Approx. 136.0 sq. metres (1464.0 sq. feet)



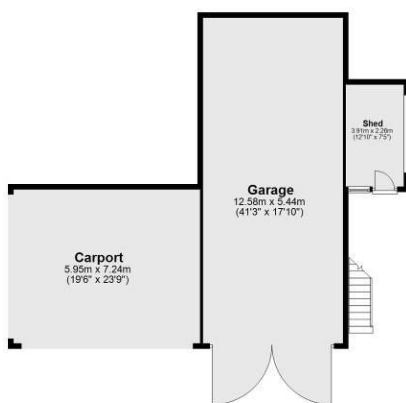
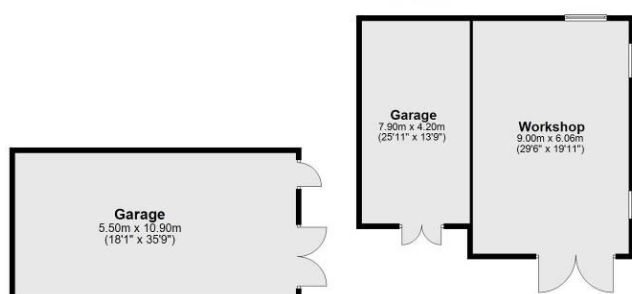
## First Floor

Approx. 67.3 sq. metres (724.6 sq. feet)



Total area: approx. 203.3 sq. metres (2188.6 sq. feet)

## Ground Floor



## First Floor



**29 – 30 Silver Street**  
Lincoln  
LN2 1AS  
01522 510044

**22 Queen Street**  
Market Rasen  
LN8 3EH  
01673 847487

**22 King Street**  
Southwell  
NG26 0EN  
01636 813971

**46 Middle Gate**  
Newark  
NG24 1AL  
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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