99Home Ltd.
99Home Ltd,
Sutton Business Centre,
Restmor Way,
Wallington,
SM6 7AH,
Phone :0203 5000 999
Email
:info@99home.co.uk

4 Bed Detached In New York Road Dogdyke, Lincoln, LN4 4UR

£495,000











SHORT DESCRIPTION

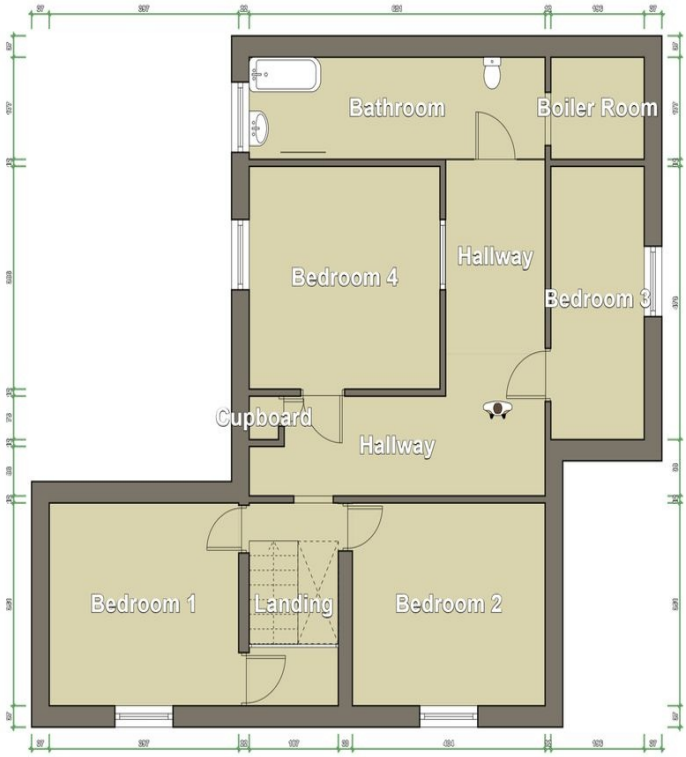
Property Ref: 17214 FOR SALE!! New York Road, Dogdyke, Lincolnshire, LN4 Key Features: -Detached four-bedroom country

residence -Approximately 0.7-acre south-facing plot -Three spacious reception rooms -Original fireplaces throughout -Farmhouse-style kitchen and dining room -Recently installed boiler -Large gravel driveway with parking for 5+ vehicles -Two large, interconnected timber workshops -Two traditional brick-built outbuildings -Well-maintained static caravan offering flexible additional space -Mature gardens with established fruit-bearing trees -Excellent privacy with just one neighbouring property -Two-minute walk to the River Witham, Dogdyke Marina and The Packet Inn -Close to Coningsby, Woodhall Spa and RAF Coningsby -Ongoing renovation allowing buyers to add their own finishing touches A Rare Opportunity to Own a Beautiful Country Home with Character, Space and Endless Potential Occupying a generous south-facing plot within approximately 0.7 acres of beautifully established gardens, Dogdyke House is a substantial four-bedroom detached country residence offering spacious family accommodation, exceptional outbuildings and a wonderful rural lifestyle in the peaceful hamlet of Dogdyke. Situated just outside the popular village of Coningsby and only a short drive from the charming Edwardian town of Woodhall Spa, this impressive home combines the tranquillity of countryside living with convenient access to excellent local amenities. Rich in period character and currently undergoing sympathetic renovation, Dogdyke House offers the exciting opportunity to complete the remaining finishing touches and create a truly exceptional forever home. Stepping inside, the welcoming entrance hall leads to three generous reception rooms, each centred around original fireplaces that beautifully reflect the property's heritage and charm. The principal living room provides a warm and inviting space for relaxing with family, while a second reception room offers flexibility as a cosy snug or family lounge. A third dual-aspect reception room is currently utilised as a home office but would equally lend itself to a playroom, library, hobby room or additional sitting room, making the accommodation perfectly suited to modern family life. The spacious farmhouse-style kitchen forms the heart of the home and flows naturally into the adjoining dining room, creating an ideal setting for everyday living, family gatherings and entertaining guests. A practical downstairs cloakroom and welcoming porch further enhance the home's thoughtful layout. To the first floor, four generously proportioned bedrooms are arranged around an attractive galleried landing, where pleasant views across the surrounding countryside create an immediate sense of peace and openness. A spacious family bathroom serves the bedrooms, while the recently installed boiler provides efficient and reliable heating for years to come. -Outside: Outside is where Dogdyke House truly comes into its own. Set within approximately 0.7 acres, the mature gardens have been lovingly established over many years and feature an abundance of fruit-bearing trees, creating a beautiful and productive outdoor environment throughout every season. Thanks to the property's desirable south-facing aspect, the gardens enjoy sunshine throughout the day, providing the perfect setting for outdoor dining, entertaining, gardening or simply relaxing in complete tranquillity. A generous gravel driveway provides parking for five or more vehicles, while the property's outbuildings offer exceptional versatility. Two substantial timber workshops have been joined together to create one expansive workspace capable of accommodating multiple vehicles, making it ideal for classic car enthusiasts, tradespeople, hobbyists or anyone wishing to operate a business from home. Complementing the workshops are two traditional brick-built tiled outbuildings, offering exciting possibilities for a variety of future uses, subject to any necessary planning permissions. Also included within the grounds is a well-maintained static caravan, providing valuable additional space that could be utilised as a home office, games room, children's playroom, hobby room, studio or peaceful summer retreat. One of Dogdyke House's greatest attractions is its exceptional setting. With just one neighbouring property, a detached bungalow positioned at a comfortable distance, the house enjoys an enviable degree of privacy, allowing owners to experience peaceful countryside living without feeling isolated. -Location: Dogdyke is one of Lincolnshire's hidden gems, offering a peaceful rural lifestyle surrounded by open countryside and beautiful waterways. Situated just a two-minute walk from the picturesque River Witham, Dogdyke Marina and the ever-popular Packet Inn, the location perfectly balances rural living with leisure opportunities. Beautiful riverside walks, boating, fishing and cycling are all on the doorstep. The highly regarded village of Coningsby provides supermarkets, cafés, schools, healthcare facilities and everyday amenities, while the elegant spa town of Woodhall Spa is only a short drive away and is renowned for its independent shops, restaurants, woodland walks, Kinema in the Woods, Jubilee Park and championship golf course. For aviation enthusiasts, the property's proximity to RAF Coningsby provides the unique privilege of watching iconic aircraft overhead, including the Battle of Britain Memorial Flight alongside modern RAF Typhoon aircraft—an experience that has become a much-loved feature of life in this fascinating part of Lincolnshire. -A Home Full of Opportunity: Dogdyke House represents a rare opportunity to acquire a substantial country home offering character, space and remarkable versatility. Whether you are searching for a spacious family residence, a property with extensive workshop facilities, room to work from home or simply a peaceful countryside lifestyle, this impressive home offers endless possibilities. With generous living accommodation, extensive outbuildings, beautifully established gardens, outstanding privacy and an idyllic village setting, Dogdyke House is a property that truly needs to be viewed to appreciate everything it has to offer. Private viewings are available by appointment only. Genuine enquiries are warmly welcomed. Property Type: Detached Full selling price: £495000.00 Pricing Options: Offers in the region of Tenure: Freehold Council tax band: D EPC rating: F Measurement: 1711.46 sq.ft. Outside Space: Front Garden, Rear Garden, Enclosed Garden, Patio Parking: Garage, Driveway, Gated, Rear, Private, Off street Heating Type: Central, Double Glazing, Gas Central Heating, Gas Chain Sale or Chain Free: Chain free Possession of the property: Self-occupied ----------

4	2	3
Bed Room(s)	**Bath Room(s)**	**Living Room(s)**

FLOOR PLAN

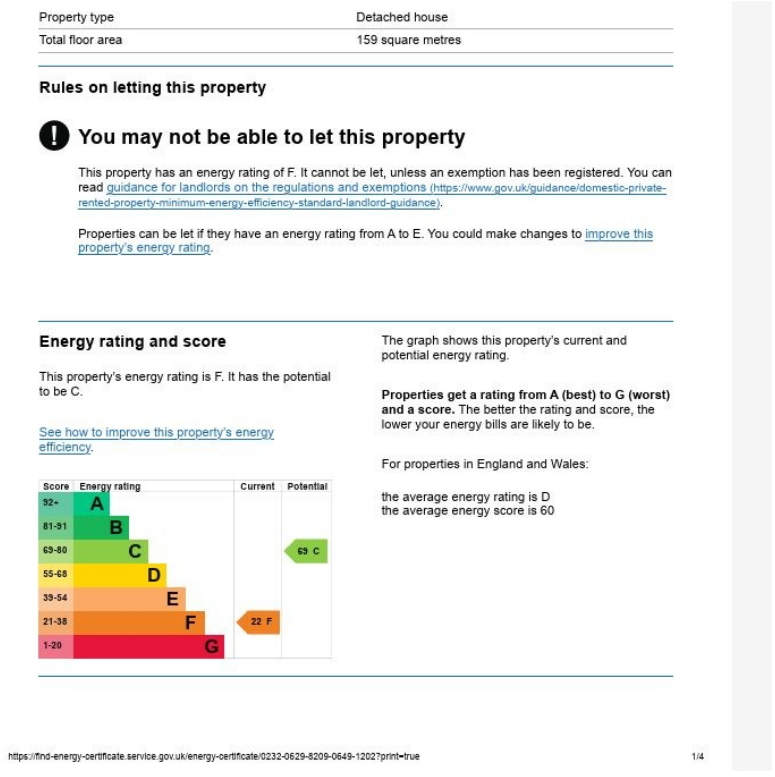
Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.





EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Property type	Detached house
Total floor area	159 square metres

Rules on letting this property

You may not be able to let this property

This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Properties can be let if they have an energy rating from A to E. You could make changes to improve this property's energy rating.

Energy rating and score

This property's energy rating is F. It has the potential to be C.

See how to improve this property's energy efficiency.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E		
21-38	F	22 F	
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

https://find-energy-certificate.service.gov.uk/energy-certificate/0232-0629-8209-0649-1202?print=true 1/4

Disclaimer: The information displayed about this property comprises a property advertisement. 99home.co.uk (/) will not make no warranty for the accuracy or completeness of the advertisement or any linked or associated information, and 99home has no control over the content. This property advertisement does not constitute property particulars, the property may offer to tenants in same condition as they have seen on time of the viewing. The information is provided and maintained by 99home.co.uk (/)

Company registration number in England : 10469887 VAT: 263 3023 36
Copyright © 99Home Limited 2017. All rights reserved.