



Asking Price: £775,000

### Eight Bedroom Detached House

Rivoan, Alverston Avenue  
Woodhall Spa  
LN10 6SN

#### OVERVIEW

Offered for sale by private treaty, "Rivoan" is a substantial eight-bedroom Victorian family home of immense character. With spacious accommodation thoughtfully arranged over three floors, this impressive property is offered to the market with no upward chain, providing a rare opportunity to acquire a grand residence in a premier location.

Externally, the property is set within extensive grounds, boasting large gardens to both the front and rear, with a convenient side gate providing easy access between the two. To the front, a substantial driveway offers ample off-road parking and leads to a detached double garage. The scale of the plot and the house itself, totalling over 3,000 sq. ft., makes it an ideal choice for a large family or those seeking a property with significant presence.

Set on the prestigious Alverston Avenue, the home is just 0.3 miles from Woodhall Spa's high street and its unique independent amenities. This tranquil village setting is surrounded by countryside and woodland, yet remains well-connected via the A153 and A158 to Horncastle and Lincoln.

**For Sale by  
Private Treaty**

#### Floor Area

Total floor area 303 m2/ 3261 ft2  
(taken from EPC)

#### Council Tax

The property is rated within council tax band F.

#### EPC

This property is rated with EPC band D and expires on the 27 January 2033 <https://find-energy-certificate.service.gov.uk/energy-certificate/0537-8629-8200-0066-3226>

#### Broadband Checker

<https://www.broadband.co.uk/checker/>

#### Flood Risk

<https://www.gov.uk/check-long-term-flood-risk>

#### Tenure

Freehold

#### Viewings

Please contact John Pye Property  
0115 9706060 [property@johnpye.co.uk](mailto:property@johnpye.co.uk)

#### FEATURES

- For sale by private treaty
- Eight-bedroom detached house
- Laid to lawn spacious rear garden
- Accomodation arranged over three floors
- Freehold
- Asking price £775,000
- Double garage
- Victorian character property
- Large driveway providing ample parking
- No chain

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