



West Lodge

South Willingham, LN8 6NN



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Detached two-bedroom bungalow on large plot

Sitting room and connecting conservatory

Fitted breakfast kitchen, dining room and utility

Attractive gardens with lawns, vegetable beds and mature planting

Timber garden studio, 2 garden sheds and greenhouse

Oil central heating, solar panels and double glazing

Quiet location on village edge with countryside views

For sale with no onward chain

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Nestled on the fringes of the Lincolnshire Wolds Area of Outstanding Natural Beauty, West Lodge is a characterful detached bungalow offering rare seclusion, generous gardens, and surprising versatility—all set within a peaceful rural village. Tucked behind a leafy hedge and approached via a gravelled driveway, the property is wonderfully private yet just a short drive from local market towns.

Inside, the accommodation unfolds with surprising depth. The entrance porch leads into a light-filled hallway, which flows through to the principal rooms. The sitting room is a relaxing, dual-aspect space, opening into a conservatory that frames views over the garden—perfect for enjoying the changing seasons. A breakfast kitchen, fitted in cream units with oak-effect worktops, leads into a separate dining room, with a small study/store attached. The dining room, in turn, leads into a spacious utility room and cloakroom/boot room with WC.

Two well-proportioned double bedrooms offer restful retreats, served by a modern shower room with white suite and tiled finish. The layout offers both privacy and practicality, with excellent storage throughout.



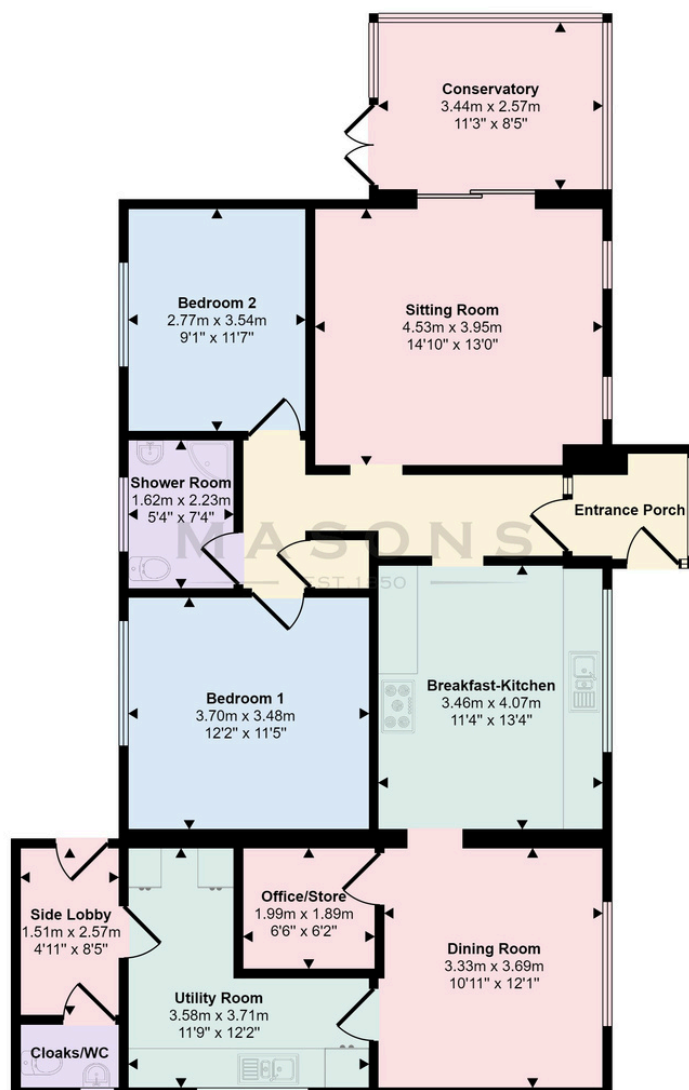


What sets West Lodge apart is what lies beyond its walls. The garden is beautifully stocked, with mature trees, lawned areas, kitchen garden beds and charming seating spots. A timber-built cabin provides an ideal garden studio, artist's retreat or guest hideaway, while further outbuildings—including sheds and a greenhouse—make this a paradise for keen gardeners or those simply seeking space to unwind. Surrounded by open countryside and mature planting, it's a tranquil, well-loved plot that offers both inspiration and calm.

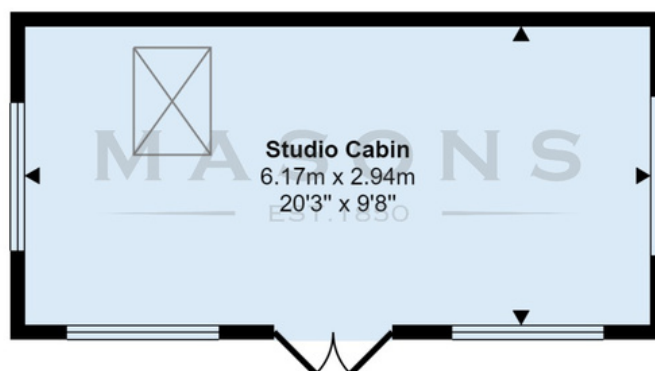
With no onward chain and scope for further improvement or modernisation, West Lodge is ready for its next chapter—whether that's quiet retirement, creative retreat, or a peaceful full-time home in the country.







Ground Floor
Approx 117 sq m / 1255 sq ft



Studio Cabin
Approx 18 sq m / 196 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like real items.

Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale.

South Willingham

Charm in the Wolds

South Willingham is a picturesque country village partly positioned in the Lincolnshire Wolds AONB on the very western fringe of this scenic area where the Wolds meets the Lincolnshire vale. The stone-built church of St Martin dates back to the 13th Century and there are some fascinating details of the village history on the Wikipedia website. Lincoln is around 15 miles to the west and Louth market town is just over 10 miles – each with excellent shopping, educational and leisure amenities. The neighbouring Wolds village of Donington-on-Bain has a primary school, post office with shop and café, further village shop and The Black Horse pub with dining facilities. East Barkwith, at the end of Barkwith Lane also has a village post office/store and a country pub.



Recognised as an Area of Outstanding Natural Beauty (AONB), the Wolds is ideal for those who appreciate outdoor activities like walking, and cycling with miles of scenic trails and bridleways weaving through its charming villages and farmland. Towns and villages like Louth, Market Rasen, and Alford offer a blend of rural charm and modern convenience, with a strong sense of community, and an array of amenities, including shops, cafés, and pubs. The region is known for its excellent primary and secondary schools, making it particularly attractive for families. Additionally, good transport links, including proximity to business hubs like Lincoln and Grimsby, ensure that residents can easily commute or enjoy day trips to larger urban centres.



Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B		
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band C

Services Connected

We are advised that the property is connected to mains electricity and water whilst drainage is to a private system. No utility searches have been carried out to confirm at this stage.

Tenure

Freehold

Directions

From St James Church in Louth, travel north along Bridge Street into Grimsby Road and turn left along St Marys Lane at the crossroads. At the end of the road, turn right and proceed to the roundabout. Take the second exit onto the A157. Keep left at the fork and after 8.5 miles, pass the Hainton Inn, go round the left bend and then turn left to South Willingham at the right bend. In the village centre, turn first right onto Barkwith Road and proceed until West View is found – the last property on the left.

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage.

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