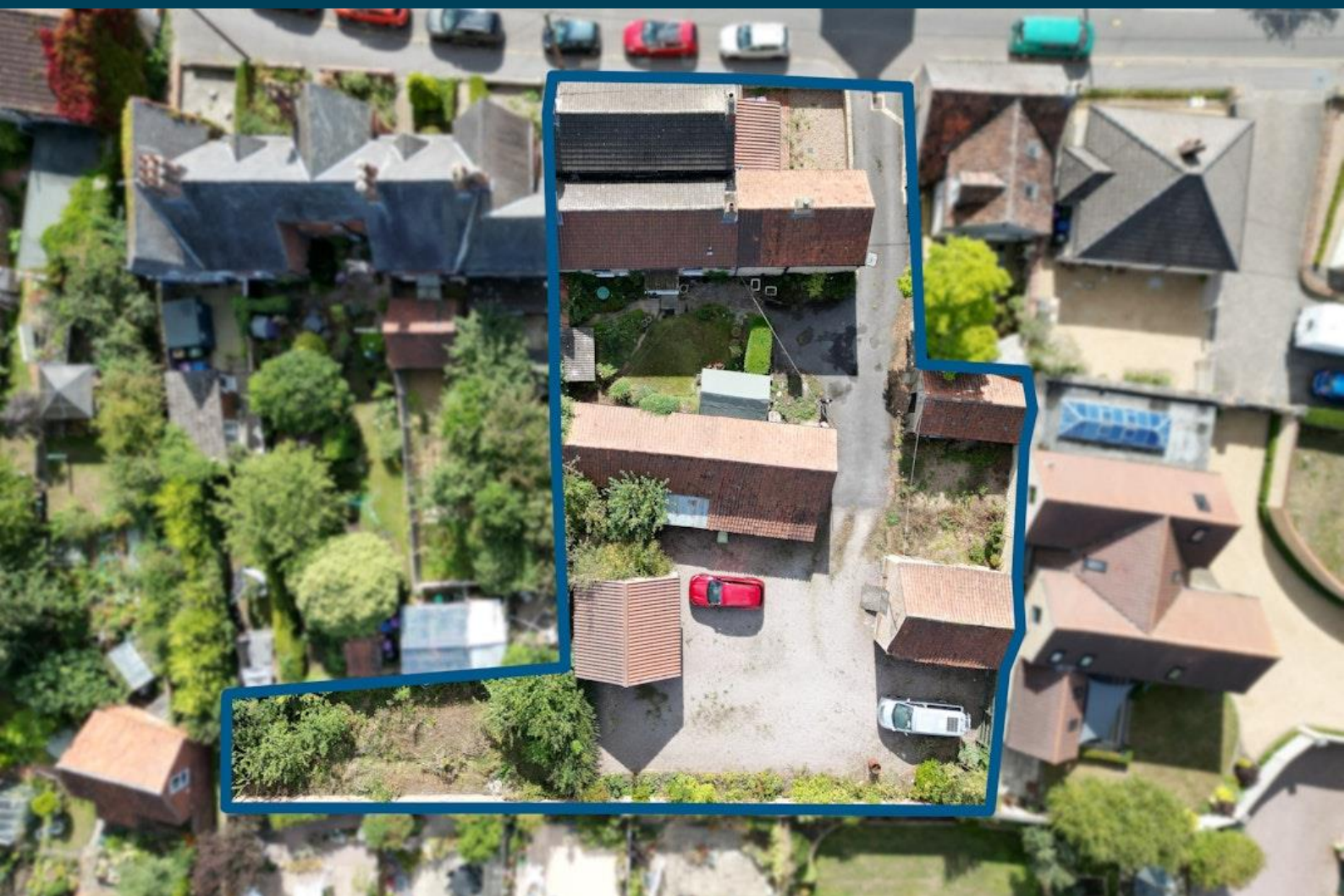


Buy. Sell. Rent. Let.



18 - 20 High Street, Reepham, LN3 4DP



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Asking Price: £600,000

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This is a unique investment opportunity offering multiple income streams, redevelopment potential, and a chance to add significant value. Whether you are a developer looking for your next project, a builder seeking premises with land and buildings, or an investor wanting to maximise rental yield, this property represents exceptional scope.

Key Features

- Rare Investment opportunity
- 4-bedroom period house
- Attached 2-bedroom cottage
- Large plot with barn & outbuildings
- Multi-generational living option
- Development potential (STP)
- Ideal for investors & builders
- Popular village location
- EPC rating C
- Tenure: Freehold





Introduction

Substantial Period House with Attached 2-Bedroom Cottage and Outbuildings on a Large Plot.

Lovelle is delighted to present this rare and versatile opportunity, combining a 4-bedroom period home, a self-contained 2-bedroom cottage, and a large rear plot with extensive outbuildings including a barn, garages, and stores. Situated in a desirable village setting, the property is ideally suited to builders, developers, or investors looking for a multi-use site with scope to add significant value.

Main House (4 Bedrooms)

The main house is a characterful period property offering spacious accommodation, now in need of updating. The ground floor features two reception rooms, a farmhouse-style kitchen with pantry, ground floor bathroom and WC. Upstairs, four well-proportioned bedrooms are arranged over slightly different floor levels, accessed via two separate staircases - giving the house a distinctive and flexible layout.

Attached Cottage (2 Bedrooms)

Adjoining the main residence is a modernised 2-bedroom cottage, previously let as a rental. With its own entrance, it offers a spacious open-plan living and dining room, fitted kitchen, shower room, and two first-floor bedrooms with additional WC. The cottage is ready for immediate use - as a rental, holiday let, or annexe for multi-generational living.

Land & Outbuildings

To the rear lies a large, private plot with an impressive range of outbuildings, including a barn, garaging, and various stores. These offer a wealth of potential for:

- Workshops or storage for business use
- Conversion to additional dwellings/holiday cottages (subject to planning)
- Airbnb or rental units, maximising income potential
- Redevelopment opportunities, taking advantage of the generous footprint

The outside space opens up countless possibilities for those looking to create a mixed-use site or explore development prospects, making this a standout investment opportunity.

MAIN HOUSE

The principal residence is a substantial period home offering generous proportions, character features, and a unique layout, now ready for a programme of updating to unlock its full potential.

GROUND FLOOR

The property opens into a welcoming hallway, giving access to two well-sized reception rooms. The dining room is filled with natural light from twin sash windows and provides ample space for family gatherings or entertaining. The living room features a traditional fireplace and a warm, inviting feel, making it a comfortable everyday sitting space.

To the rear, the farmhouse-style kitchen is fitted with a range of pine units and tiled flooring, with a traditional range cooker set into a brick arch. A useful walk-in pantry offers further storage, and there is space for a breakfast table. The ground floor also includes a family bathroom with bath and separate shower, a cloakroom/WC, and a handy store/utility area.

FIRST FLOOR

A particularly interesting feature of the house is its two separate staircases, creating a flexible split-level layout. Two of the bedrooms are accessed from the main staircase, while the other two are reached via a secondary staircase, with slightly different floor levels adding to the property's character.

The principal bedroom is a large double with twin sash windows and a traditional fireplace, providing an impressive focal point. The further three bedrooms are all well-proportioned, each offering versatility for family living, guest use, or home working. A separate WC is also located on the landing.

OUTSIDE

The main house enjoys a lawned rear garden with planted borders, providing a private outlook towards the range of outbuildings and direct access through to the larger plot at the rear.

COTTAGE

Adjoining the main house, the cottage provides self-contained accommodation with its own independent entrance. More modern in style than the main residence, it has previously been successfully rented out and offers an excellent opportunity for multi-generational living, a guest annexe, or income generation through letting or AirBnB.

GROUND FLOOR

The property opens into a spacious open plan living and dining room, with neutral décor and tiled flooring, offering a bright and versatile reception space. The kitchen area is fitted with a range of modern wall and base units, work surfaces, tiled splashbacks, and an integrated oven with extractor. Completing the ground floor is a contemporary shower room, fitted with a glazed shower enclosure, wash basin and WC.

FIRST FLOOR

The upper level offers two good-sized bedrooms, both doubles, with light and airy aspects. The layout also incorporates a separate WC with wash basin, conveniently located off the landing.

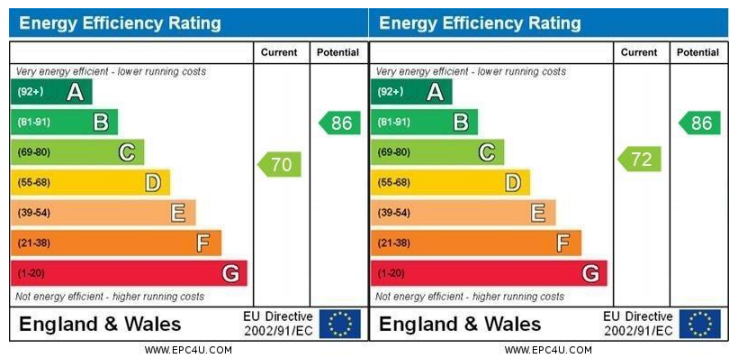
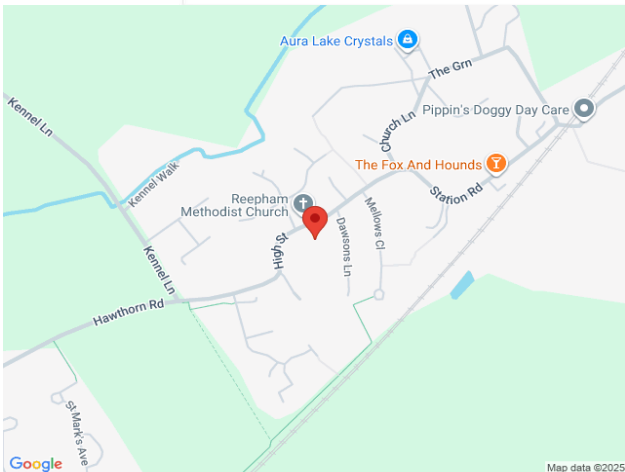
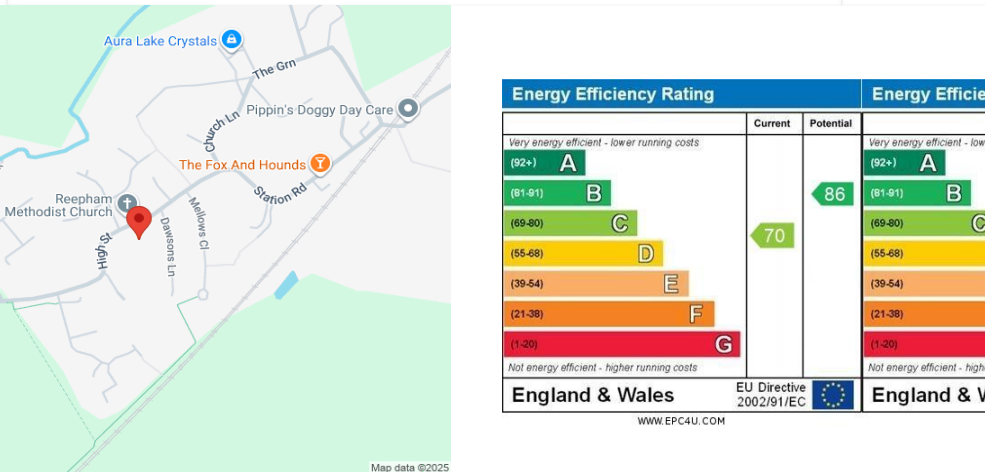
OUTSIDE

The cottage benefits from its own frontage and independent access, giving it flexibility as either a private annexe or a rental property. It also connects well to the main residence, meaning it can function seamlessly as part of a larger family home if desired.

LAND, OUTBUILDINGS & POTENTIAL

To the rear of the main house and cottage lies a large plot which includes a variety of outbuildings, offering tremendous scope for a wide range of uses. The site currently incorporates a traditional brick barn, several garages, and useful store buildings, all of which could serve immediate practical purposes or form the basis of future redevelopment (subject to the necessary consents).





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