



## Willingham House

High Street, Willingham by Stow, Lincoln

**BROWN & CO** JH Walter







## Willingham House, High Street, Willingham by Stow, Lincolnshire, DN21 5JY

Willingham House is a stunning grade II listed period residence of some 5,400 sq ft and set in generous grounds in the heart of the village next to the village Church.

The property originally dates back to the early 1600s and is full of character and original features spread across three floors with accommodation comprising of an entrance hall, living room, kitchen, dining room, study, rear lobby, WC, plant room and boot room to the ground floor. To the first floor are four double bedrooms two with en-suites and a family bathroom. To the second floor are three further double bedrooms and a shower room.

Outside the property is accessed via a large sweeping driveway offering in and out access around a feature circular lawn. Extensive lawned gardens enclosed by walls and manicured hedges run to the front and side, along with a private patio area.



### ACCOMMODATION

#### Ground Floor

##### Entrance Hall

Front entrance door, original tiled flooring, two radiators, door leading to rear porch, and opening into:

##### Inner Hallway

Stairs rising to first floor, door leading to cellar, radiator.

##### Living Room

Bay fronted with three sash windows to front aspect,

##### Kitchen/Dining Room

Three sash windows with shutters to rear aspect, wood burning stove, ornate corncicing, one and a half drainer sink, granite worktops, base and eye level storage units, integrated electric ovens, dishwasher and fridge, island unit with five ring gas hob with extractor over, wine chiller and storage units, radiator.

##### Study

Sash window with shutters to rear aspect, fireplace, radiator.

##### Rear Lobby

Door with shutters to side aspect, fireplace, storage cupboard, radiator, double doors opening into:

##### Dining Room

Two sash windows with shutters to side aspect, radiator.

##### Plant Room

Sash window to side aspect, boilers, water cylinder, stainless steel drainer sink, worktop, spaces for washing machine and tumble dryer, storage cupboard, radiator.

##### WC

##### Boot Room

Useful storage space and door to a further storage space with cupboards and sash window.

##### Rear Porch

Tiled flooring, rear entrance door.

#### First Floor

##### Landing

Sash window to front aspect, stairs rising to second floor, radiator.

##### Bedroom One

Two sash windows to rear aspect, fireplace, storage cupboard, two radiators.

##### En Suite

Sash window to rear aspect, WC, pedestal wash basin, fireplace, storage cupboard, radiator.

##### Bedroom Two

Bay fronted with three sash windows to front aspect, ornate corncicing, two radiators.

##### En Suite

Free standing bath tub, shower cubicle, pedestal wash basin, WC, tiled floor and ceiling, ornate corncicing, radiator.

##### Bedroom Three

Bay fronted sash window to rear aspect, sash window to side aspect, built in wardrobe, fireplace, radiator.







#### Bedroom Four

Two sash windows to front aspect, fireplace, radiator, door to inner hallway with stairs rising to second floor.

#### Bathroom

Sash window to rear aspect, WC, pedestal wash basin, shower cubicle, free standing bath tub, radiator.

#### Second Floor

#### Landing

Sash window to front aspect, storage room, radiator.

#### Bedroom Five

Sash window to rear aspect, fireplace, radiator.

#### Shower Room

Walk in shower, WC, wash basin, heated towel rail, tiled flooring and walls.

#### Bedroom Six

Window to front aspect, fireplace, loft access, radiator.

#### Bedroom Seven

Window to front aspect, fireplace, radiator.

#### Outside

The property is accessed via a large sweeping driveway offering in and out access around a feature circular lawn. Beautifully landscaped extensive lawned gardens run to the front and side of the property with walled and hedged perimeters, and there is a pleasant secluded patio area to the side of the property.

#### Agents Note

The property is not detached but attached to three apartments.

#### TENURE & POSSESSION

Freehold and for sale by private treaty.

#### COUNCIL TAX

Band F

#### MOBILE

We understand from the Ofcom website there is good mobile coverage from EE, O2 and Three.

#### BROADBAND

We understand from the Ofcom website that standard, superfast and ultrafast broadband is available at this property with a max download speed of 1000 Mbps and an upload speed of 500 Mbps

#### BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Brown&CoJHWalter are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

#### VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

#### AGENT

James Drabble

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Please note that the green area shaded on the above plan is an approximate guide of what is included in this sale.

For more information, please contact the selling agent.

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