



The Old Antique Shop

Cliff Road, Wellingore, Lincolnshire. LN5 0HY





The Old Antique Shop, Cliff Road, Wellingore

This is a semi-detached stone featured home of some considerable charm and character, possibly dating back to the mid/late 18th century, standing in a prominent location in the old period heart of the ever-popular village of Wellingore.

The property offers a good range of well-proportioned accommodation, with exposed beams and other attractive period features, which would benefit from a general scheme of refurbishment..

There is shared vehicular access to the rear of the property with space for appropriate parking, however, no formal area of private garden/recreational space. There will be some space available adjoining the rear elevation of the house for a seating area and decorative flower tubs/pots to be arranged.



ACCOMMODATION

Entrance Hall with staircase up to first floor, heavy exposed ceiling beam, doors through to dining kitchen and to:

Sitting Room/Former Shop of excellent proportions, utilised as reception space and having a westerly outlook over Cliff Road; and the old glazed panel shop front entrance door. There are fluorescent lighting strips, radiator and power points. Door through to:

Study overlooking Cliff Road and utilised for storage at present with built-in under stairs storage cupboard space, heavy exposed ceiling beam, radiator and power point.



Dining Kitchen having a westerly outlook over Cliff Road and easterly view over the gravel courtyard, attractive period detailing with heavy exposed ceiling beam and joists, fitted kitchen units across one wall with inset single drainer stainless steel sink unit, cupboard space beneath, fitted work surface to one side with cupboard space below. Chimney breast with Stanley range cooker and boiler unit inset with tiled splash back to rear and tiled hearth, Fluorescent lighting strip, wall light fitting and power points. Doors through to cloakroom and to:

Entrance Lobby with glazed panelled door (closed).

Cloakroom/Utility comprising cantilevered wash hand basin, low-level WC, plumbing to one end for laundry white goods and power points.

First Floor

Staggered Landing having a very pleasant westerly outlook over Cliff Road and up Vicarage Lane, sloping ceilings in part, built-in study area desk top and accompanying bookshelves, radiator and power points.

Bedroom 1 of extensive proportions having sloping ceilings in part with both northerly and westerly outlooks; wide plank braced stripped pine period cottage style door, Morso wood burning stove inset to chimney breast with projecting hearth and power points.

Bathroom of good proportions with sloping ceilings in part, panelled bath with tiled splash back, pedestal wash hand basin with tiled splash back and low-level WC. Built in airing cupboard containing the jacket insulated hot water cylinder, radiator and electric shaver socket point.

Bedroom 2 having an attractive view across the road towards Vicarage Lane and other period homes; chimney breast with a period cast-iron moulded hob grate (closed) and an attractive





surround, fitted shelving and cupboard space to one side of chimney breast, book shelving, radiator and power points.

Bedroom 3 having an easterly aspect; fitted clothes hanging and shelf space to one corner, radiator and power points.

OUTSIDE

The property stands in a very prominent location in the old period heart of Wellingore only yards away from the church. There is a shared gravel driveway entrance serving three adjoining homes, running down the northern elevation.

Adjoining the rear eastern elevation of the house, is a gravel parking courtyard area for the property. There is an outside cold water tap.

THE AREA

Wellingore and its adjoining sister village of Navenby are exceptionally popular south Lincoln cliff escarpment villages and they jointly offer a very comprehensive range of local amenities, including a medical centre, primary school, butchers, bakers, restaurants and tea rooms, fast food outlets, antique shops, public houses and yet more.

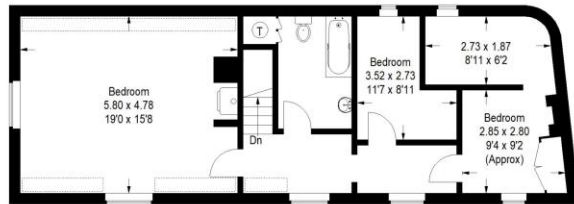
There is a regular bus service to and from Lincoln with good road connections out to a number of RAF bases in the area; Lincoln and its excellent range of shopping and social facilities, Sleaford, the A1 and Newark with its high-speed rail link to London Kings Cross.



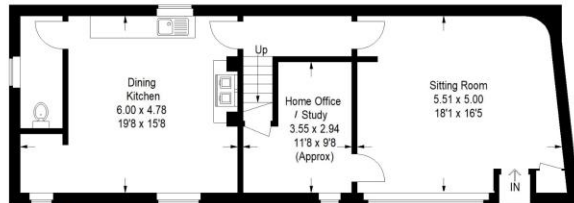


The Old Shop

Approximate Gross Internal Area = 139.1 sq m / 1497 sq ft



First Floor



Ground Floor

= Reduced headroom below 1.5 m / 5'0

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

North Kesteven District Council – Tax Band: A

ENERGY PERFORMANCE RATING: tbc

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Lincoln office, 43 Silver Street, Lincoln, LN2 1EH.

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