



The Old Antique Shop
Cliff Road, Wellingore, Lincolnshire. LN5 0HY





The Old Antique Shop

Wellingore

This is a semi-detached stone featured home of some considerable charm and character, which as the name suggests, was formerly Carlton Antiques Centre; 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, which would benefit from a general scheme of refurbishment/update, offers a good range of well-proportioned accommodation, with exposed beams and other attractive period features.

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 potentially be some space available adjoining the rear elevation of the house for a seating area and decorative flower tubs/pots.



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, with an outside water tap.

THE AREA

Wellington 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.

North Kesteven District Council – Tax Band: A

ENERGY PERFORMANCE RATING: F

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.
Tel: 01522 538888;
Email: lincoln@robert-bell.org;
Website: <http://www.robert-bell.org>

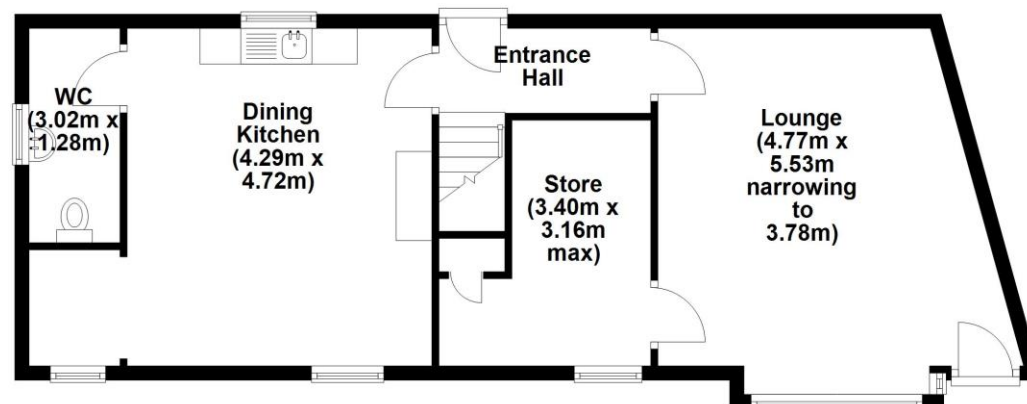
Brochure revised 16.10.2025





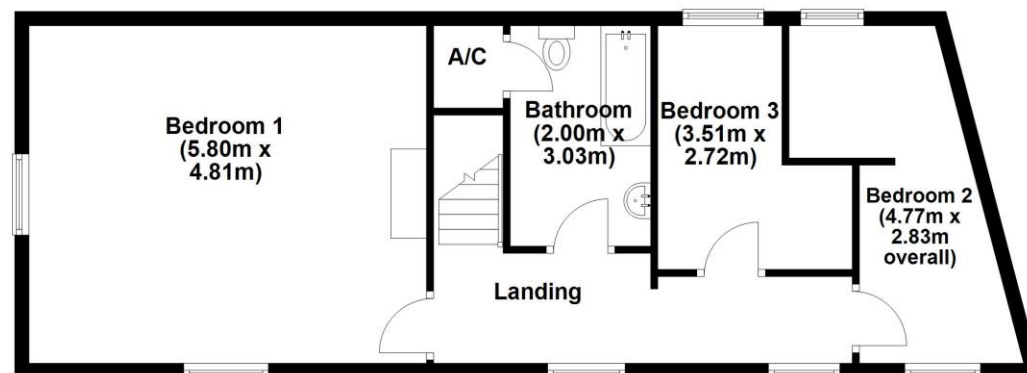
Ground Floor

Approx. 64.0 sq. metres (688.8 sq. feet)



First Floor

Approx. 63.1 sq. metres (679.3 sq. feet)



Total area: approx. 127.1 sq. metres (1368.0 sq. feet)

While every attempt has been made to be as factual as possible, the dimensions noted, actual sizes, location of doors and windows are all approximate and are to be used as a general guide only. This plan is not to be relied upon for scale or accuracy.
Plan produced using PlanUp.

DISCLAIMER

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
- No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.
- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.



43 Silver Street, Lincoln. LN2 1EH
Tel: 01522 538888
Email: lincoln@robert-bell.org

www.robert-bell.org

