



3 High Street

Heighington, Lincoln. LN2 1EH



3 High Street, Heighington



A rare gem of a home found in the beating heart of the sought after village of Heighington. There are many local shops, two public houses, a primary school and 'By the Beck' Café to name but a few, it has a thriving community feel. Secondary schooling can be found in nearby Branston or Lincoln itself (being approximately four miles away).

This **Grade II Listed** home offers huge scope and has been a truly loved home for many years, there are character features aplenty including stripped wood doors, beams, wood burning stoves and is for sale along with a Part Converted Barn at the opposite end of the sunny courtyard.

This main stone built home comprises: two Reception Rooms, Kitchen, Ground Floor Cloakroom plus Landing, two Bedrooms and 'Jack and Jill' Bathroom. The Part Converted Barn has a ground floor games room with the original feeding troughs and a large barn/store room adjacent on the ground floor, plus two rooms and a shower room on the first floor.

Agents Note: The Part Converted Barn has a Barn/Store Room which is apparently not suitable for conversion to a Kitchen. The whole barn also suffered from flooding during this current Winter, however repair work has been carried out by a local and well thought of builder.





ACCOMMODATION

Entrance Vestibule with panelled entrance door, stripped doors to under stairs cupboard and to:

Living Room having sash windows to front and rear aspects; ceiling beams, multi fuel burner with ornate mantel, built in double cupboard and two radiators. Stripped doors to inner hall and to:

Kitchen having sash window to rear aspect with window seat to the front; fitted wall and base units, granite effect work surface with inset one and a half bowl stainless steel sink unit, double oven, gas hob, built-in dishwasher. Cupboard housing the gas boiler, terracotta style tiled floor and radiator. Stripped wood door to:

Dining Room with sash window to front aspect; exposed stone work, ceiling beam and double radiator.

Inner Hall having staircase up to first floor and stable door to courtyard.

Ground Floor Cloakroom with multi paned window to side aspect; WC, wash hand basin, plumbing for washing machine and double radiator.

First Floor

Landing with two sash windows to the front aspect; dado rail and radiator. Stripped doors off.

Bedroom 1 with sash window to front aspect, wall timber, three double stripped doored wardrobes and double radiator.

Bedroom 2 with window and radiator

Jack and Jill Bathroom with sash window to rear aspect; comprising bath, shower enclosure, WC and trough style wash basin. Double stripped doors to linen cupboard and heated chrome towel rail.





BARN CONVERSION:

Games Room approached via barn door and panelled inner door, with Oak floor, multi fuel burner. There is the original feeding troughs, radiator and open tread stair case to First Floor. Door to:

Unconverted Barn/Store with gas boiler.

First Floor

Galleried Room having three Velux rooflights, Oak floor and two double radiators.

Room with Oak floor, two Velux windows and double radiator.

Shower Room having Velux rooflight, step-in shower, glass wash hand basin and chrome towel rail.

OUTSIDE

The brick and stone walled main courtyard area having brick store and patio. Door leading to:

Covered Car Port approached via double opening gates off High Street.

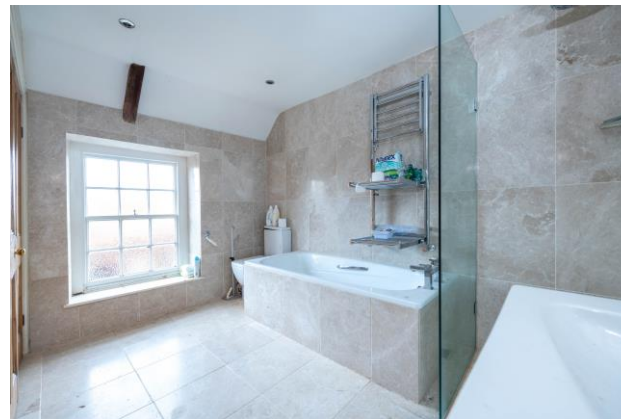
NOTE: There is no parking on the driveway, purely access to the Covered Car Port.

North Kesteven District Council – Tax band: D

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

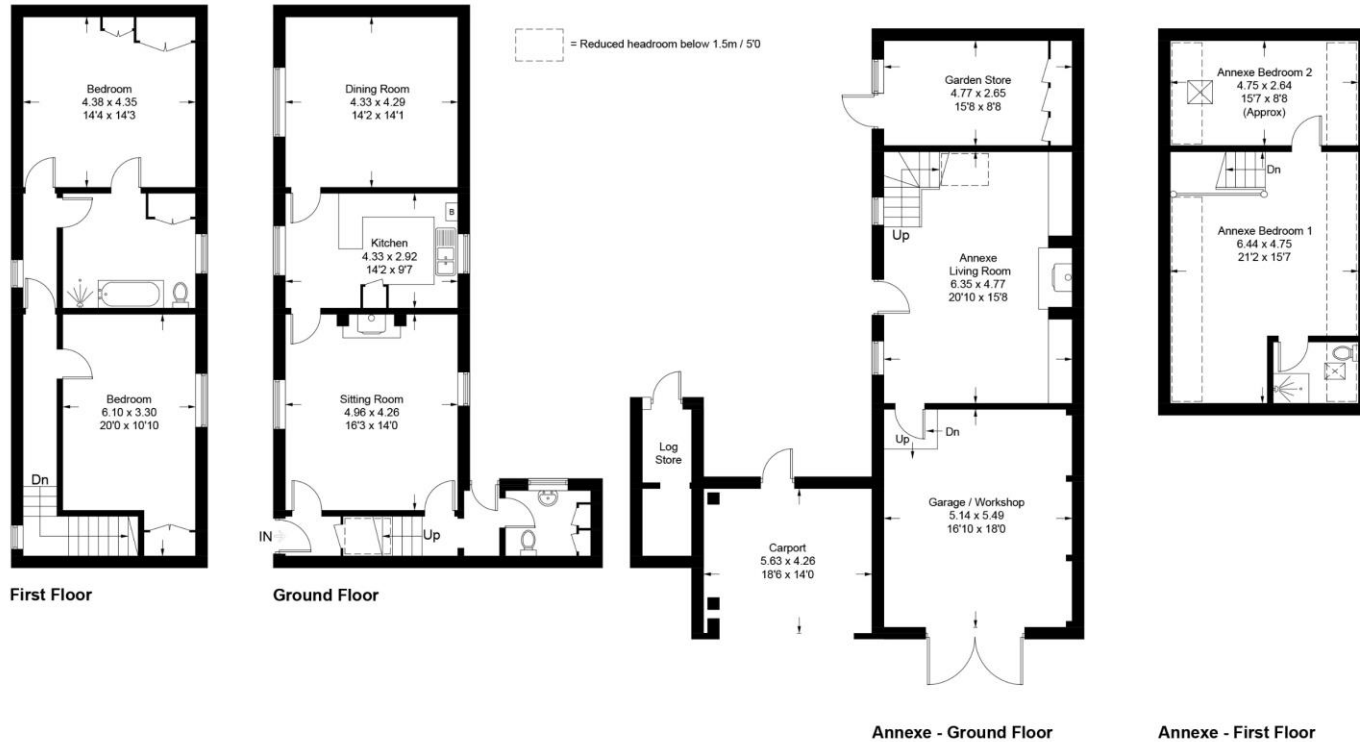
Brochure prepared 19.3.2024





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Approximate Gross Internal Area
 Ground Floor = 64.9 sq m / 698 sq ft
 First Floor = 59.2 sq m / 637 sq ft
 Annexe - Ground Floor = 70.9 sq m / 763 sq ft
 Annexe - First Floor = 43.5 sq m / 468 sq ft
 Log Store / External Bathroom = 4.7 sq m / 50 sq ft
 Total = 246.3 sq m / 2616 sq ft



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.

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