



26 High Street
Cherry Willingham, Lincoln. LN3 4AQ

BELL



26 High Street Cherry Willingham

This is a good sized detached former Victorian railway cottage (GIFA 1,216 ft² / 113 m²), dating from around 1850, standing within surprisingly large grounds extending to in the region of 0.29 of an acre (sts). The property is very discreetly located off the High Street in the popular, well serviced, east Lincoln village of Cherry Willingham and offers views out over the railway cutting to the north, across wide open Lincolnshire countryside.

The cottage offers a good range of accommodation with three bedrooms and two key receptions, and would benefit in some areas from a general scheme of refurbishment. The size of the grounds offers great potential for further extension and development of the cottage as well as the erection of new garaging and additional outbuildings, subject to all necessary consents being granted.

ACCOMMODATION

Front Entrance Lobby with glazed panelled front entrance door and radiator. Cottage style ledged and braced panel door to:

Dining Room which benefits from both westerly and southerly outlooks into the grounds; radiator and wall light fittings. Glazed double door through to adjoining living room and cottage style ledged and braced panelled door to:

Long Galley Kitchen having a pleasant northerly outlook over the rear garden and beyond the railway cutting to open countryside to the north; a comprehensive range of fitted base, drawer and wall units, fitted work surface areas with ceramic one and a half bowl sink unit inset and room for dishwasher/laundry white good below, with open storage areas.





Logic Plus wall mounted gas fired central heating boiler. A further extensive area of work surface with a comprehensive range of units and room for kitchen appliances below; with brushed steel splashback and cooker hood over cooker space, accompanying wall cupboard space, china cabinet and small storage drawers above. There is a good size built-in under stairs cloak/storage cupboard and a tiled floor. Glazed panelled doors through to garden room/study. Cottage style ledged and braced panelled doors through to staircase lobby and to:

Sitting Room enjoying a delightful southerly outlook from the French doors out over the large front grounds, with a view to the east into the rear side courtyard area; a decorative mock fireplace to one wall with Adam style moulded fireplace surround and tiled hearth, wood style laminate flooring, wall light fittings and radiator.

Boot Room with uPVC double glazed panelled entrance door from the courtyard and a tiled floor.

Small Garden Room having French doors providing access out into the side courtyard garden to the east; panelled door to:

Cloakroom comprising a low-level WC, small wash hand basin with a toiletry cabinet beneath, radiator and extractor vent.

First Floor

Landing with a westerly aspect, access to roof space, and radiator.

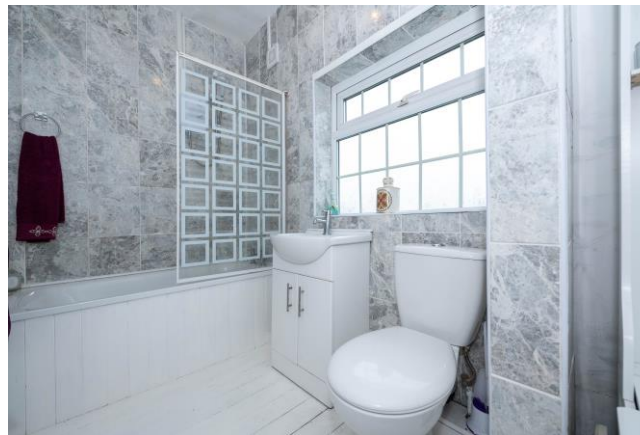
Bedroom with a very pleasant southerly outlook over the large front garden; built-in wardrobe space across one wall, a shelved alcove and reading seat to one corner and radiator.

Bedroom with a southerly view out over the large front grounds; built in wardrobe and cupboard space to one wall and radiator.

Bedroom having a view out over the rear of the property and beyond the railway cutting to attractive open countryside running to the north; exposed floorboards and radiator.

Bathroom of good proportions having a panelled bath with Triton shower fitting, shower panel and accompanying full height wall tiling, wash hand basin with toiletry cabinet beneath and low level WC. Wall tiling to full height around the suite area, exposed floorboards and radiator.





OUTSIDE

The cottage stands well back within its surprisingly large grounds of 0.29 of an acre (sts), well away from the view of passersby on the High Street. There is a long tarmac driveway which runs up through the grounds to the southern cottage frontage where there is a good area of car parking for both family and visitors. The drive extends around to the western elevation of the house, where there is a **Lean-to Garage** with double main entrance doors, service door to rear through to the garden area, fluorescent lighting strip and power points.

The large long front garden has been very pleasantly presented, predominantly laid to lawn with hedging and fencing to the boundaries as appropriate. There is a Summerhouse located at the southern end of the main garden area. The size of the grounds offers great potential for further extension and development of the cottage's accommodation, as well as the erection of new garaging and additional outbuildings, subject to all necessary consents being granted.

From the driveway by the cottage metal double gates provide access through to the eastern courtyard garden area with a large, partly paved patio seating area onto which the French doors of the garden room open. Sheltered by a mature Silver Beech tree, is a very good sized **Garden Cabin** leisure building which can also access the southern main grounds with a small ornamental, landscaped seating area, as well as a good sized brick **Garden Store/Workshop**.

The rear garden running along the railway cutting edge has been laid to lawn, and possesses a very pleasant view out over the cutting to neighbouring open Lincolnshire countryside to the north. There is a concrete footpath and wide patio seating area adjoining the rear elevation of the cottage, a useful garden shed set in the north eastern corner, and fencing along the cutting edge boundary.

West Lindsey District Council – Tax band: D

ENERGY PERFORMANCE RATING: 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
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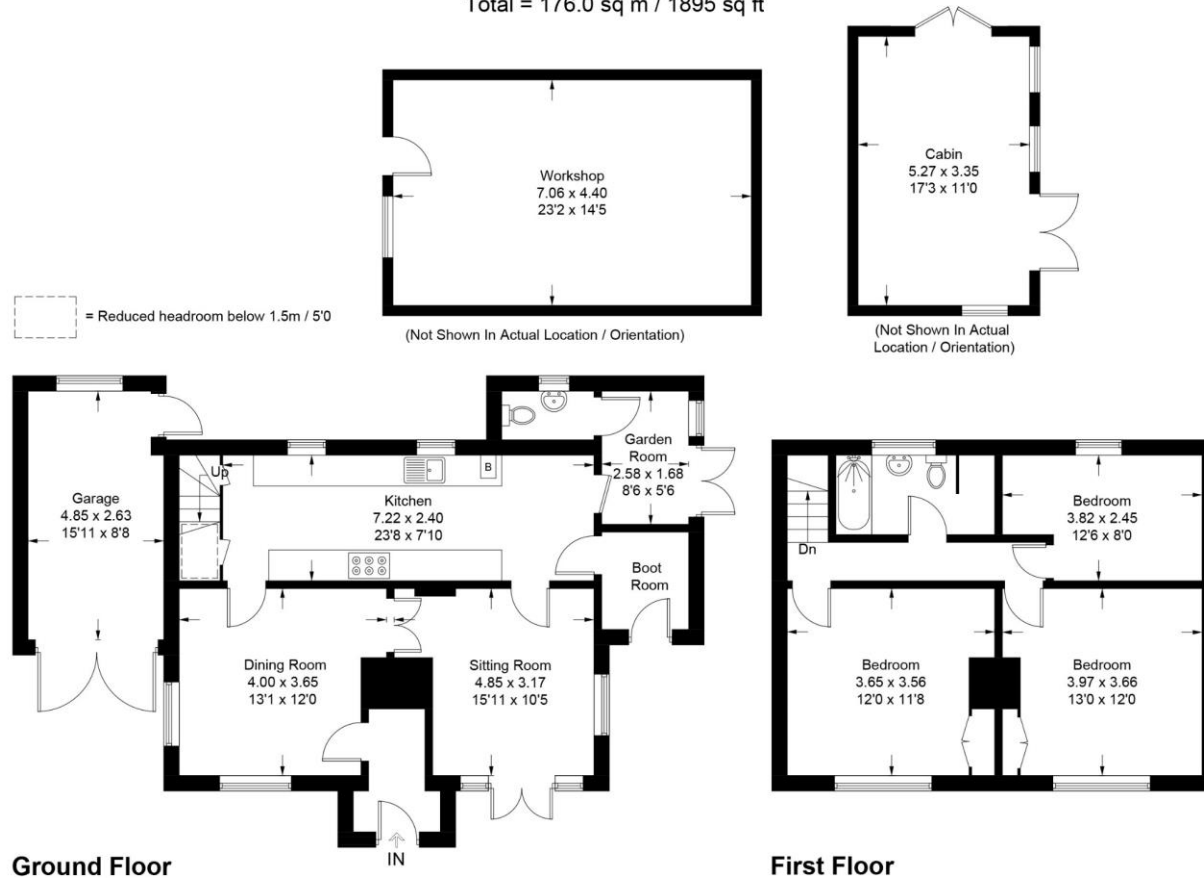
Approximate Gross Internal Area

Ground Floor = 64.0 sq m / 689 sq ft

First Floor = 50.6 sq m / 545 sq ft

Garage / Workshop / Cabin = 61.4 sq m / 661 sq ft

Total = 176.0 sq m / 1895 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.

DISCLAIMER

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