



3 Peacock Row
Church Street, Glentworth, Gainsborough, Lincolnshire. DN21 5DJ

BELL



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Church Street, Glentworth

This is a three-bedroom end of terrace stone featured period cottage of some considerable charm and character, dating from circa 1840.

This most appealing terrace of homes stands in the most delightful of settings in the peaceful north Lincoln cliff village of Glentworth, within the Conservation Area and adjoining the historic Grade II Listed St Michael's Church with its Anglo-Saxon tower.

ACCOMMODATION

Entrance Lobby having stable door with small double glazed upper panel, tiled floor and pine panelled doors through to dining kitchen, home office/snug and:

Cloakroom having a small wash hand basin to one side, low-level WC, attractive wall tiles to dado rail height on all walls and two wall cabinets.

Home office/Snug with a delightful view to the south across the adjoining churchyard to Saint Michael's church; ceiling beam, radiator and inset ceiling spotlight fittings.

Dining Kitchen having a very pleasant outlook over the front courtyard towards the good sized cottage garden and appealing southerly view over the churchyard to the wonderful Grade 2 Listed church. There is a bespoke country style fitted kitchen having Belfast sink with hardwood incised drainer to one side, cupboard and drawer space and room for a dishwasher below. The hardwood fitted work surface extends around the adjoining wall with drawer and cupboard space and room for a laundry white good beneath. There is space in the chimney breast with tiled splash back, to have a Range style cooker, a good sized walk-in shelved pantry, coving,





tiled floor, radiator and inset ceiling spotlight fittings. Pine panelled door through to:

Lobby with staircase up to first floor and tiled floor. uPVC double glazed panelled entrance door through to the adjoining garden room and pine panelled door through to:

Sitting Room having a most attractive southerly outlook across the churchyard to the church and neighbouring stone featured homes in the village; chimney breast, with a Victorian style fireplace, appealing period surround and tiled hearth; coving, engineered oak flooring and radiator. Glazed doubled doors to:

Garden Room having the most pleasing outlook across the courtyard and to the cottage garden; engineered oak flooring to the main area and French doors, patterned tiled flooring in the open lobby area to the entrance door. Radiator, high pitched ceiling, open stone/brick featuring to walls, inset spotlight fittings and wall light fitting.

First Floor

Landing with outlook across Saint Michael's churchyard; coving, dado rail, and radiator. Pine panelled doors through to all adjoining accommodation.

Bedroom with view across the cottage garden; good sized clothes closet to one corner, coving, chimney breast with an attractive period cast iron moulded fireplace inset, coving, radiator and ceiling spotlight fitting.

Family Bathroom having contemporary design style appointment comprising of a good sized walk-in shower cubicle across one wall with appropriate full height wall tiling and shower fitting, panelled bath with mixer tap/shower attachment, wash hand basin with toiletry cabinet space below and large vanity mirror with illuminated canopy above, low-level WC with storage cupboard space over. Tiling to all walls to full height, tiled floor, attractive design style radiator/towel rail, inset ceiling spotlight fittings and extractor vent.

Bedroom with outlook over the front courtyard and across the pathway to the cottage garden; access to roof space, built in closet to one side of chimney breast, coving, and radiator.





Bedroom with a dual aspect view out towards Saint Michael's church and over the front of the property towards the cottage garden. There is coving, wood style laminate floor covering and radiator.

OUTSIDE

Peacock Row Cottages are located in the very heart of the village adjoining St Michael's Church. The terrace stands gable end on to Church Street, off which a shared private footpath provides access to each cottage.

From the footpath there is a gate giving access into a good -sized wall enclosed courtyard adjoining the front elevation of the cottage, ideal for sitting out and onto which the French doors of the garden room and front entrance door open. There is a brick and pantile **Log Store/General Store** cupboard.

Directly opposite the cottage and pathway is a picket fence with a gate providing access into the most pleasing cottage garden with its good size area of lawn, sleeper edged raised gravel seating area, a shading willow tree, beds/borders containing a variety of shrubs and flowering plants, raised fruit/vegetable beds and a sleeper edged gravel hardstanding area for flower pots and tubs. Set to one corner is a useful garden potting shed.

From Church Street there is shared vehicular access over a sweeping driveway through to the terrace's parking area and garages. The cottage itself possesses a good-sized end of terrace **Garage** with up and over door and fluorescent lighting strip and power points. There is an outside water tap and power point.



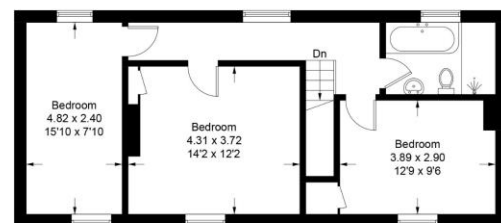
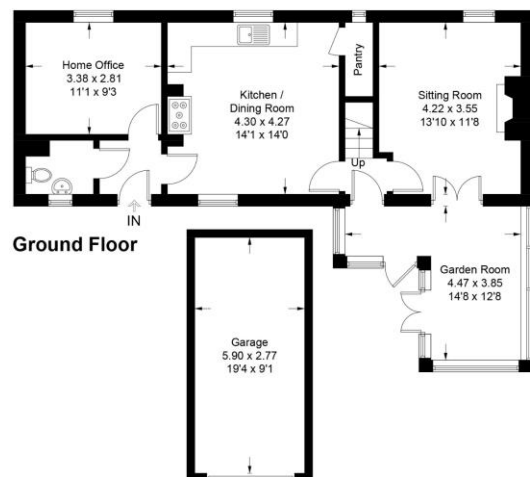


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Approximate Gross Internal Area = 122.8 sq m / 1322 sq ft

Garage = 16.2 sq m / 174 sq ft

Total = 139 sq m / 1496 sq ft



First Floor

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.

THE AREA

The village possesses an attractive mix of quality modern and period homes and has an active community. There are miles of quiet country lanes, footpaths and bridleways in the area to explore.

Middle Street on the north cliff escarpment, with its panoramic view out over the Trent Valley countryside, runs south to the larger cliff village of Ingham (4 minutes), with its primary school, doctor's surgery, village store/post office and public houses.

Further to the south is the historic City of Lincoln (20 minutes) with its very good range of shopping and social amenities, including excellent state/private schools and two increasingly popular universities.

To the north is the small but very well serviced north cliff town of Kirton Lindsey (10 minutes) with its two supermarkets, primary and secondary schools, vets, public houses, coffee shops, butchers, restaurant and takeaways, a garden centre and more.

The nearby A15 (5 minutes) runs north Scunthorpe and the M180 (18 minutes). To the west is the market town of Gainsborough (15 minutes) with its popular Marshalls Yard shopping area, a well-respected Grammar School and a route over the River Trent to the A1 near Retford.

West Lindsey District Council – Tax band: C

ENERGY PERFORMANCE RATING: D

Gas fired heating

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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