



21 Old Four Row
Main Street, Nocton, Lincoln. LN4 2BH

BELL



21 Old Four Row

Nocton

This is an absolutely delightful two bedroom, late Georgian gothic style stone featured end of terrace cottage, dating we gather from around 1830, which exhibits some considerable eye-catching charm and character, having undergone a very comprehensive and sympathetic renovation and refurbishment of the cottage by the sellers. The cottage stands in very large, private and attractively landscaped grounds of 0.2 of an acre (sts), which will certainly draw the attention of buyers.

The property possesses its own long private driveway which provides more than ample parking for both family and visitors. We will ensure that buyers that there has also been planning consent for the erection of garaging within the grounds. This is a wonderful English village cottage!

ACCOMMODATION

A wonderful Gothic style **Open Porch** with quarry tiled floor and log store alcoves. Period cottage style entrance door with attractive door furniture providing access to:

Sitting Room having a very appealing southerly view out over the front garden from the arched stone mullion window; attractive fireplace with wood burning stove inset on a tiled hearth, built-in period arched storage cupboard space to one side of chimney breast, contemporary period style radiator, wood style laminate flooring. Access to staircase up to first floor and braced cottage style panel wide plank door to:

Dining Room having an appealing easterly outlook from arched style stone mullion window into the landscaped





gardens; small built in under stairs storage cupboard, shelved alcove to one corner. wood style laminate flooring, Radiator and wall light fittings. Open door arch to:

Kitchen having a northerly aspect; a comprehensive range of contemporary style fitted units comprising; single drainer sink unit with concealed Bosch washing machine beneath and adjoining fitted work surface extending around the wall to one side with corner carousel cupboard, pull out bin-drawer and additional tier of drawers below, Bosch ceramic hob to surface and above cooker hood with accompanying wall cupboard space set on either side. The work surface extends around adjoining wall with cupboard space beneath and wall cupboard units above, built-in Bosch oven/grill with pan drawer beneath to one side and a built-in concealed fridge/freezer to the corner. Wood style laminate flooring, access to roof space and inset ceiling spotlight fittings. A charming bespoke gothic style period style rear entrance door with small glazed panel and shutters.

First Floor

Landing with staircase up to second floor bedroom, built-in linen cupboard, contemporary period style radiator and wide plank braced cottage style doors through to bedroom one and:

Bathroom having a delightful easterly outlook from the stone mullion window over the landscaped grounds; having been refurbished by the seller to an excellent standard with eye-catching contemporary design style appointment comprising; panelled bath to one wall, a good sized walk-in shower cubicle with glazed shower panel and appropriate shower fitting, heritage style wash hand basin and low level WC. Full height tiling to all walls, contemporary design style vertical radiator to one corner, toiletry alcove with vanity mirror above, inset ceiling spotlight fittings and extractor vent.

Bedroom 1 having an attractive view down over the gardens to the south from the period stone mullion window, a small under stairs storage cupboard, attractive period fireplace (closed) with cast iron moulded surround and tiled cheeks and a contemporary style radiator





Second Floor

Bedroom 2 having a very pleasant southerly outlook from the gable end period stone mullion window down over the front garden and across the lane into the village; sloping ceilings in part with exposed substantial roof timber purlins and a very attractive bespoke metalwork balustrade with decorative fir cone finials and a contemporary period style radiator.

OUTSIDE

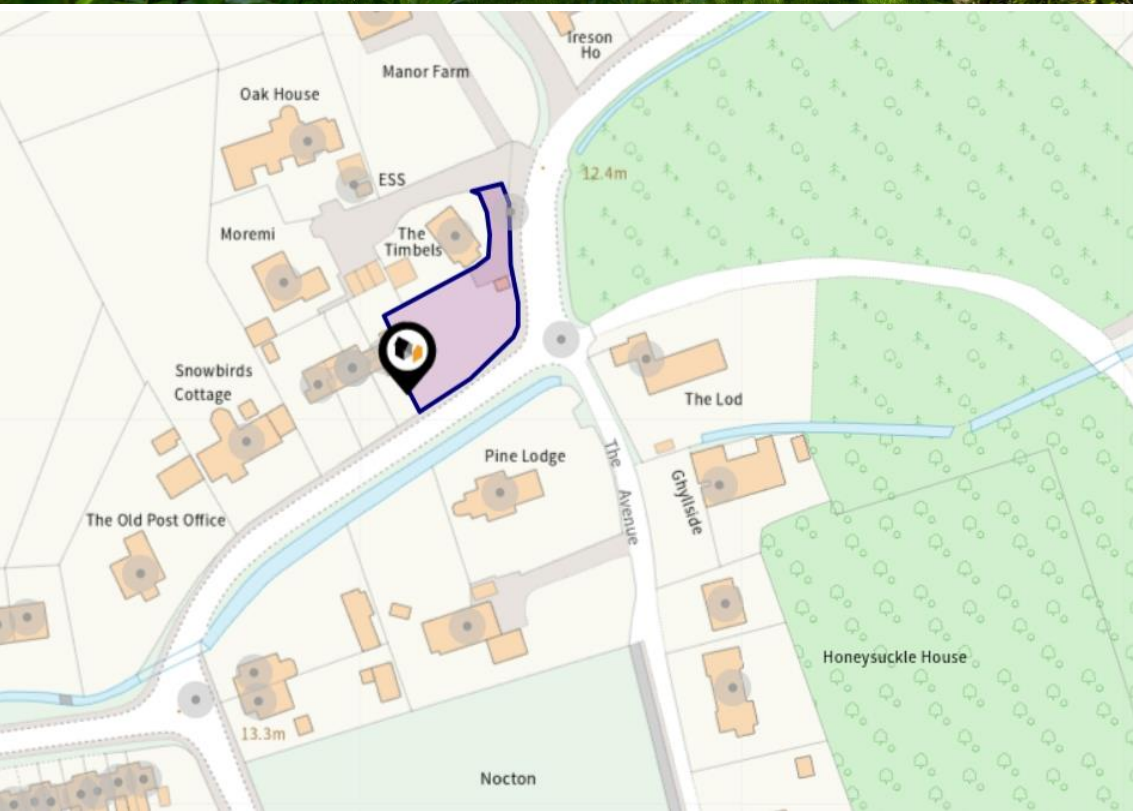
This charming cottage possesses delightful large landscaped grounds extending to 0.20 of an acre (sts). The property is very fortunate, in having a good-sized private driveway which sweeps round to the property, providing more than ample parking for both family and visitors.

Note: We are informed by the seller that they successfully applied for planning consent for the erection of garaging in the grounds, although this has now lapsed.

From the driveway there is direct access into the wonderful, very well enclosed, and private landscaped gardens with swathes of formal lawn dissected by meandering footpaths and hedging, accompanying paved patio/flagged seating areas, circular stone/boulder ornamental water feature, and colourful flowerbeds and borders containing a profusion of attractive flowering plants and shrubs including a grape vine, hydrangea, fennel, mint, iris, roses, lilly of the valley and buddleia, to name just a few. There is a pedestrian gate providing access from the garden out onto the main street running down the eastern elevation to the front and rear entrance doors.

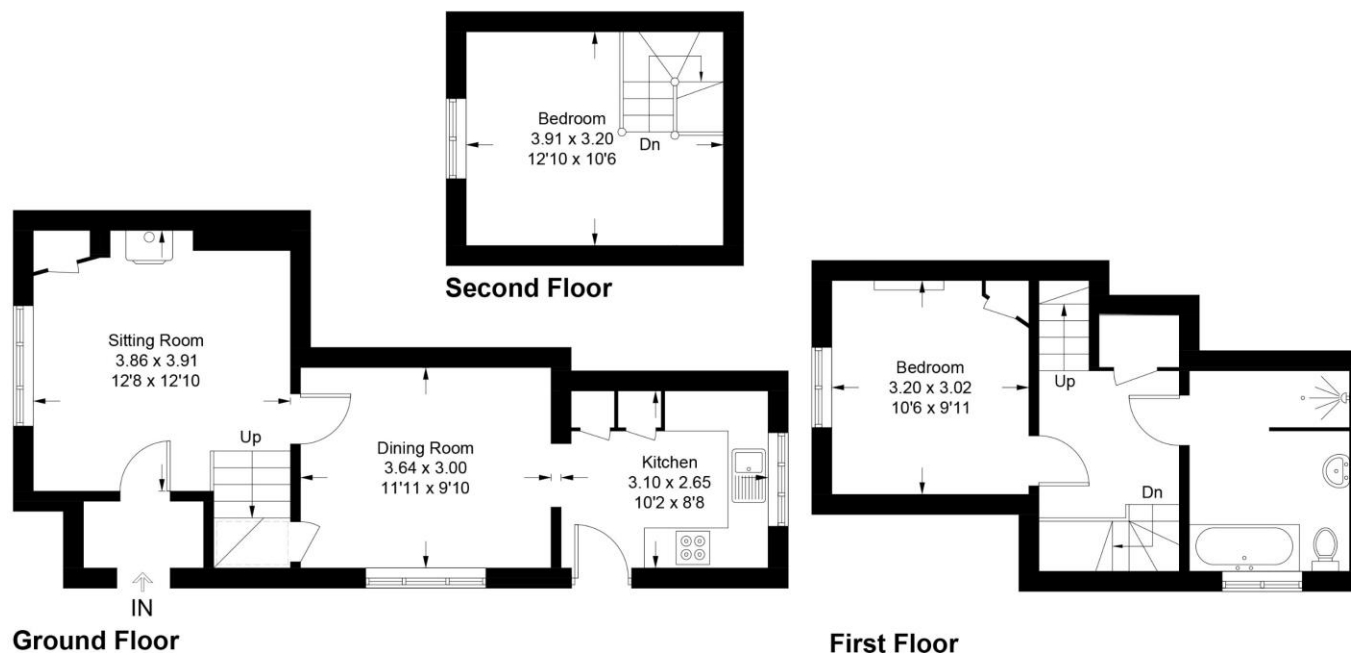
There is a good-sized **Garden Shed**, a surprisingly large **Workshop** with light fitting and power points, a concealed garden water tank and well-presented **Log Store**. There are exterior light fittings, power points and a water tap, as well as the outside Worcester central heating boiler unit discreetly concealed from view to the rear of the cottage.





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Approximate Gross Internal Area = 77.3 sq m / 832 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.

North Kesteven District Council – Tax band: B

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. Tel: 01522 538888 Email: lincoln@robert-bell.org Website: <http://www.robert-bell.org> Brochure prepared 3.6.2025

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

www.robert-bell.org

