



Cliff View
Aisthorpe, Lincoln. LN1 2SG

BELL





Cliff View

Aisthorpe, Lincoln

This property is an impressive detached bungalow. It offers approximately 1,800 sq. ft. (sts) of beautifully designed, single-level living in a tranquil Lincolnshire village and country setting. With a striking open-plan layout, four generous bedrooms, and light-filled living spaces, the home blends contemporary style with everyday comfort. Outside, landscaped gardens, an excellent Workshop and Garden Room/Home Office, and open views complete this rare rural retreat—perfect for buyers seeking space, privacy, and modern elegance.

The historic Cathedral City of Lincoln is just 4.5 miles (approx. 7 minutes) to the south, offering a superb range of shopping, cultural attractions, schools, and the University of Lincoln, set around the Brayford Pool Marina. The cathedral and castle dominate the skyline, adding to the city's unique charm

A formal viewing is highly recommended!

ACCOMMODATION

Entrance Lobby with a very appealing contemporary design style front entrance door with large fan light above to the vaulted ceiling level. Open archway through to:

Stunning Living Dining Kitchen being a wonderful hub of the living accommodation with its high vaulted ceiling level, exposed roof timbers, attractive views out over adjoining countryside to the rear and across the gardens from the sliding patio doors.

The large kitchen area has been appointed to very high contemporary design style standard having a comprehensive range of fitted units comprising; central island with double Belfast sink, with cupboard space below, large quartz work surface area with incised drainer, cupboard space, and pull-out cupboard rack unit and concealed Bosch dishwasher beneath. Accompanying breakfast bar area set to one side.





There is an area of oak work surface across on wall with six deep pan drawers and accompanying smaller drawer cupboard space to one side below, inset Bosch ceramic style hob to surface with illuminated cooker hood above and shelving with accompanying feature tiles splash back.

There is a further deep area of oak work surface adjoining the window casement overlooking the front grounds to the south with cupboard space below; built-in Bosch oven/grill to one end with cupboard space above and beneath. To one corner there is a built-in concealed fridge freezer with pantry cupboard space to one side.

This dramatic room opens up to provide a large formal dining area to one side and comfortable seating area to one corner with attractive contemporary design style detailing. There are large Quorn stone — Dijon Limestone tiles and a vertical contemporary design style radiator to one corner supplementing the underfloor heating. Oak glazed panel door through to central hallway and large open archway through to:

Sitting Room having a high inverted sloping ceiling level, sliding patio doors providing access out into the gardens with accompanying view to the north over neighbouring grassland; Contemporary design style radiators, a tiled entrance floor strip adjoining the patio sliding doors and ceiling spotlight fittings.

Central Hallway opening into attractive study seating area with views to the north garden and adjoining countryside beyond; access to roof space. Design style oak panel doors to all areas of adjoining accommodation.

Bedroom with a southerly outlook over the front garden and across the lane into the heart of the village; radiator and inset ceiling spotlight fittings.

Bedroom of good proportions and having a pleasant southerly outlook over the front of the property; radiator and inset ceiling spotlights.

Family Bathroom appointed in a high-quality contemporary design style with a good size walk-in shower cubicle to one side with appropriate shower fitting and glass panel screen, continental style short panelled bath to one wall, attractive ceramic wash hand basin with toiletry cupboard space below, and illuminated mirror above and low-level WC with concealed cistern. Wall tiling to around dado rail height and above, tiled floor, a solar tube style natural light illumination, contemporary style radiator/towel rail, inset ceiling spotlight fittings and extractor vent.





Bedroom another feature bedroom having high inverted sloping ceiling level with view to the north of the property and across adjoining grassland; vertical feature contemporary design style radiator and inset ceiling spotlight fittings.

Principal Bedroom Suite outstanding bedroom accommodation with high vaulted ceiling level with exposed roof timbers, sliding patio doors with a delightful view over and access into the private rear garden with its adjoining seating deck, water feature and patio area. Interior feature window casement at high level between the en-suite shower and the bedroom, built in storage shelves. Vertical contemporary design style radiator, and inset ceiling spotlight fittings. Open archway through to the good size adjoining **Dressing Room** with inset ceiling light fitting and contemporary style oak glazed sliding panel door through to:

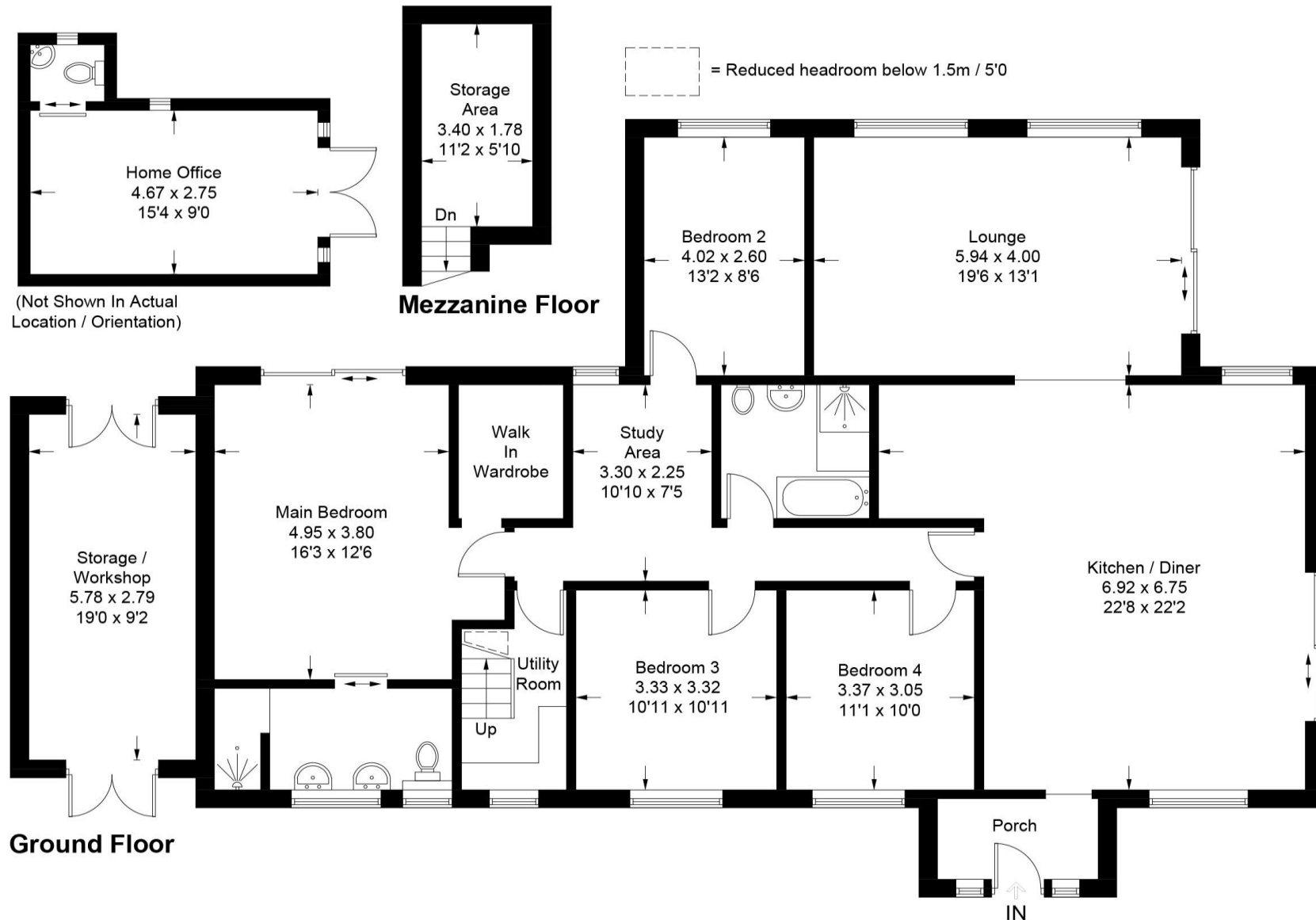
Stunning En-suite Shower Room with high vaulted ceiling level, having eye catching contemporary design style appointment comprising; good size walk in shower cubicle area with appropriate shower fitting, tiled gully floor and glass shower panel, his 'n' hers oval ceramic wash hand basin set to a vanity top with storage cupboard space below, low-level WC with concealed cistern, ladderback style radiator/towel rail, exposed ceiling beam, extensive wall tiling, tiled floor and extractor vent.

Utility Room having a southerly view out over the front of the property and across the lane to neighbouring homes; fitted work surface area with cupboard space and room for appropriate laundry white goods and a vertical contemporary design style radiator to one side. Staircase up to small open mezzanine storage work area with wood style laminate flooring, open roof timbers



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Approximate Gross Internal Area
 Ground Floor = 161.3 sq m / 1736 sq ft
 (Excluding Storage / Workshop)
 Mezzanine Floor = 6.8 sq m / 73 sq ft
 Outbuildings = 30.2 sq m / 325 sq ft
 Total = 198.3 sq m / 2134 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.



OUTSIDE

This striking contemporary design styled detached bungalow occupies a prominent position on the north side of the lane, with a wide concrete driveway offering ample parking for both family and guests. To the west, the former garage has been converted into a versatile **workshop/storeroom** with French doors to the rear garden and a stable door to the driveway.

The front garden features a raised sleeper-edged lawn, shale-planted bed, seating bench, and box hedging. A pathway to the east leads to a generous patio area, accessed from the kitchen and sitting room, overlooking lawns bordered by bark-covered flowerbeds, mature trees, and open countryside views.

In the northeast corner, a purpose-built **Garden Room/Home Office** includes a work surface, shelving, power, and lighting, insulation, plus a cloakroom (WC and basin) and decked seating area with a lovely outlook. The garden enjoys sunlight throughout the day, making it an ideal space for relaxing or entertaining — perfect for barbecues.

To the rear, a **'private garden' for the principal bedroom** includes lawn, decked terrace, contemporary pond, and stylish planting. A shale-lined walkway runs along the north elevation with alpine plants and ferns, creating a peaceful garden journey.

Additional features include modern exterior lighting, power points, and a water tap, all enhancing the practicality and appeal of this beautifully landscaped outdoor space.

The Area

Aisthorpe is a small, peaceful village, attractively set at the foot of the north Lincoln Cliff escarpment, enjoying a delightful rural backdrop. Just two miles north lies Ingham, offering a primary school, medical centre, village store/post office, and two pubs. Half a mile south is Scampton, home to a primary school and the well-known Dambusters pub, commemorating the village's RAF heritage.

The historic Cathedral City of Lincoln is just 4.5 miles (approx. 7 minutes) to the south, offering a superb range of shopping, cultural attractions, schools, and the University of Lincoln, set around the Brayford Pool Marina. The cathedral and castle dominate the skyline, adding to the city's unique charm.

For commuters, the nearby A15 and A46 provide excellent road links to the M180, A1, and Newark, with its direct high-speed rail connection to London Kings Cross. Lincoln Central Station also offers direct trains to the capital in approximately 2 hours.

West Lindsey District Council – Tax band C

ENERGY PERFORMANCE RATING: C

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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