



The Chestnuts Barn & Annex
Wickenby Road, Lissington, Lincolnshire. LN3 5AE

BELL





The Chestnuts Barn & Annex Wickenby Road, Lissington

Robert Bell & Company are delighted to bring to market this beautiful U-shaped barn conversion, set to a courtyard position with large paddocks alongside - the plot totalling 4.0 acres (sts). The property will satisfy a range of requirements, including multigenerational living or as a holiday let alongside private residence (subject to any necessary consents).

The larger residence is a four-bedroom family home, with excellent open-plan living, dining and kitchen space to the ground floor. Enjoying wood features including ceiling beams throughout and thoughtful use of exposed brickwork to the ground floor, the property retains the classic characteristics of a successful barn conversion property. Well-appointed and excellently presented, ground floor accommodation is completed by a versatile office / snug and a further reception space.

Alongside the initial property is a three-bedroom annex, with beautiful dining kitchen open to lounge, appointed to the same high standard as the principal property. Both are enhanced by underfloor heating throughout the ground floor. A double car port, fuel stores, stable and further storage space all open onto the courtyard style front space.

ACCOMMODATION

Entered to the front, through wood double glazed French doors to

Living / Dining / Kitchen having wood double glazed French doors to rear; windows to front and rear aspects; an excellent range of storage units to base level, full height cupboards and island, 1 1/2 bowl sink and drainer with Quooker boiling water tap over, set to bevel edge worktop with drainage furrows with space and connections for upright American style fridge freezer; under counter dishwasher.



Radial, wood effect breakfast bar to island end, Range cooker beneath extractor canopy with splashback, exposed brick wall with fireplace inset, oak mantle above and Woodwarm log burning stove. Stone tile flooring, ceiling lights and feature lights over kitchen island; power points. Wood glazed door to:

Side Hallway having wood double glazed door to side, window opposite; stone tile flooring, carpeted staircase to first floor and ceiling lights. Doors to office, cloakroom, utility and double glazed doors to:

Lounge having wood double glazed windows to side and rear aspects; exposed brick fireplace with double fronted Hunter log burning stove set to brick hearth with oak mantle, Carpeted floor, TV points, ceiling lights and power points.

Utility having wood worktop with space and connections beneath for washing machines, built in shelving and hanging storage space to walls, Grant floor standing oil fired boiler. Stone tile flooring, skylight to rear, ceiling lights and power points.

Cloakroom with skylight to side; low level WC, pedestal wash hand basin, stone tile flooring and ceiling lights.

Office / Snug with wood double glazed stable style door to side, windows to both sides and skylight to side; stone tile flooring, TV point, ceiling lights and power points.

First Floor

Landing with wood double glazed window to front aspect; carpeted floor, linen cupboard, additional storage, radiator, ceiling lights and power points. Doors to first floor accommodation.

Bathroom having wood double glazed window to front aspect; bath with tiled surround, walk in shower cubicle with monsoon and regular heads over, tiled surround, bath with tile surround, pedestal wash hand basin and low level WC, Vinyl flooring, heated towel rail and ceiling lights.

Three Bedrooms each having wood double glazed window to rear aspect; carpeted floor, radiator, ceiling lights and power points.

Master Bedroom with wood double glazed window to rear aspect; walk in wardrobe space, carpeted floor, radiator, ceiling spotlights and power points. Door to:

En-suite Shower Room with wood double glazed window to side aspect; walk in shower cubicle with monsoon and regular





heads over, tiled surround, pedestal wash hand basin and low level WC. Vinyl flooring, heated towel rail and ceiling lights.

Annex

Dining Kitchen having wood stable style side entrance door, wood double glazed windows to sides and skylight to side aspect. Quality fitted Kitchen comprising of excellent range of Solid Oak fronted units hand made by Mills & Scott compete with built in NEFF appliances of: Induction Hob with Extractor Hood above, Circo Therm Oven with slide and hide door, Dishwasher, Steam Oven and Warming Drawer which can also be used for slow cooking, topped with Granite Work Surfaces. There is also a Quooker boiling water tap and space for an American style Fridge/Freezer. Open to:

Living Room having wood double glazed doors with full height panels alongside to brick arches to rear; brick fireplace with worn stone hearth and oak mantle, log burning stove inset, Stone tile flooring, TV point, ceiling spotlights and power points. Open doorway to:

Rear Hallway having wood double glazed door with window alongside to rear aspect; carpeted staircase with spindle and balustrade to first floor, stone tile flooring and ceiling spotlights. Doors to boiler room and to:

Shower Room having shower cubicle with tile surround, pedestal wash hand basin, low level WC, stone tile flooring and ceiling spotlights.

Boiler Room having Worcester Bosch boiler and space for washing machine/dryer.

First Floor - Landing with wood double glazed window to front aspect; carpeted floor, ceiling and wall lights and power points. Doors to:

Bathroom with wood double glazed window to side aspect; Panel bath with tiled surround, walk in shower cubicle with tile surround; monsoon and regular heads over, pedestal wash hand basin and low level WC Vinyl flooring, heated towel rail and ceiling lights.

Two Bedrooms with wood double glazed window to rear aspect; carpeted floor, radiator, ceiling lights and power points.

Master Bedroom with wood double glazed window to rear aspect; carpeted floor, radiator, ceiling lights and power points. Door to: En-suite Washroom with wash hand basin to corner storage unit, low level WC, mosaic tile effect flooring, ceiling light and skylight to front.





Key
Main Residence
Annex

Approximate total area⁽¹⁾

4103 ft²

381.1 m²

Reduced headroom

23 ft²

2.1 m²



Ground Floor



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



OUTSIDE

The courtyard is entered to the front through a five-bar gate, to the square, brick paved courtyard space. South facing, this provides child and pet friendly, secure outdoor space and access to the double **Carport; Fuel Store, Workshop and Stable** (with permission for future conversion). The courtyard boasts outdoor lighting, a tap and power points; and a pizza oven.

A drive continues around the property, providing parking space down the side and to the rear. This stands alongside a formal, lawned garden; with patio leading off the rear doors from the annex and main residence. This private space enjoys a view across the neighbouring pasture / arable land, boasts an area of woodland to the rear.

At the end of the drive is a gate through to the large, grassed paddock, which leads back beyond the formal garden and continues down the side of the property.

West Lindsey District Council – Tax band: TBC

ENERGY PERFORMANCE RATINGS: 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...

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Brochure prepared 30/09/2025



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