



5 Wrays Yard
The Green, Nocton, Lincolnshire. LN4 2BJ

BELL





5 Wrays Yard The Green, Nocton

This is a distinguished stone-featured village residence of some notable charm and character, built by well-known local developer, Paul Goy. Offering a surprisingly substantial and well-planned range of four-bedroom family accommodation (**GIFA 2,088 ft² / 195 m²**), with air source heat pump central heating, as well as solar voltaic and solar water roof panels.

The property possesses delightful large landscaped grounds of approximately **0.33 of an acre (sts)** and stands in an exclusive close of high-quality homes on the western country fringe of the attractive Lincolnshire village of Nocton.

ACCOMMODATION

Good Sized Entrance Hall having a panelled front entrance door with integral glazed fan light, attractive return staircase up to first floor gallery landing, built-in under stairs cloaks cupboard and radiator. Pine panelled doors through to all adjoining areas of accommodation including:

Cloakroom comprising low-level WC, small wash hand basin to one side with tiled splashback, radiator and extractor vent.

Home Office/Snug of good proportions, having a northerly aspect and radiator.

Large Sitting Room having a northerly view out over the driveway and an easterly outlook across the orchard and accompanying grounds; chimney breast having a stone featured fireplace with a wood burning stove inset on a quarry tile hearth, coving and two radiators. Pine double bifold doors providing access through to the adjoining dining room and obscure glazed French doors opening to:





Substantial Feature Conservatory enjoying a wonderful outlook across the mature landscaped gardens and beyond towards the adjoining pasture land and countryside. Double glazed with high pitched ceiling level and ventilation sash, attractive stone featuring to one wall, tiled floor with underfloor electric heating, ceiling fan/pendant light fitting and fluorescent lighting strip. French doors providing access out onto the rear garden patio area.

Dining Room a very well-proportioned family reception room having an attractive southerly outlook over the rear grounds; coving, and radiator.

Breakfast Dining Kitchen having a very pleasant southerly view over the rear garden to the west and beyond the hedge line to adjoining countryside. There is a good range of fitted kitchen units comprising; single drainer one and a half bowl sink unit with cupboard and drawer space beneath, adjoining fitted work surface to one side extending around the wall with a range of drawer and cupboard space and end shelf unit below, Hotpoint ceramic style hob to surface, accompanying cooker hood and wall cupboard/shelf space set on either side above. The work surface extends around the adjoining wall with drawer and cupboard space beneath, wall cupboards and shelf space above.

Adjoining these units to one side is a built-in Belling oven/grill with cupboard space below and above; built-in concealed refrigerator and shelving. Tiled splash backs to the fitted surface areas, radiator and fluorescent lighting strips. Obscure glazed panelled rear entrance door to grounds and a pine panelled door through to:

Utility Room with areas of fitted work surface providing space below for an appropriate laundry white good, room to one side for an upright fridge/freezer as required and a built-in broom cupboard/general storage space to the corner.

First Floor - Large Gallery Landing with a very pleasant view down over the driveway and across the grounds of neighbouring quality homes in this exclusive close; built-in airing cupboard containing the insulated hot water cylinder, access to roof space and radiator. Pine panelled doors through to all first floor accommodation.

Principal Bedroom with a southerly outlook across the grounds and neighbouring gardens towards the village church, as well as across the conservatory canopy to open countryside. Extensive built-in wardrobe space to one wall with floor to ceiling sliding panel doors, one with a large dressing mirror, accompanying dressing table and bedside cabinets which will





also remain with the property. There are two radiators and a panelled door through to:

Good Sized En-suite Bathroom having panelled bath across one wall, built in shower cubicle to the corner with appropriate shower fitting and full height wall tiling; wash hand basin with toiletry cabinet space below, ladderback style radiator/towel rail and extractor vent.

Bedroom with a most appealing view down over the rear garden and across the adjoining countryside to the south; built-in wardrobe/cupboard space to one corner and radiator.

Bedroom with attractive southerly outlook towards open countryside; and radiator.

Good Sized Family Bathroom having raised panelled bath across one wall, built-in shower cubicle to one corner with appropriate shower fitting and full height wall tiling, wash hand basin with toiletry cabinet space below, ladderback style radiator/towel rail and extractor vent.

Large Guest Bedroom (currently used as music room/office) with a easterly view up the driveway to the gated entrance; sloping ceilings in part with dormer and Velux roof windows, feature gable end circular window casement, access to roof space at eaves and two radiators.

OUTSIDE

This most appealing village residence stands at the head of this small exclusive close of quality homes. The block paved driveway provides more than ample parking for both family and visitors, as well as access to the large **Integral Double Garage** with double motorised up and over doors, solar PV switch gear with accompanying battery storage unit, storage water tank for heat pump, service door to rear, fluorescent lighting strip and power points.

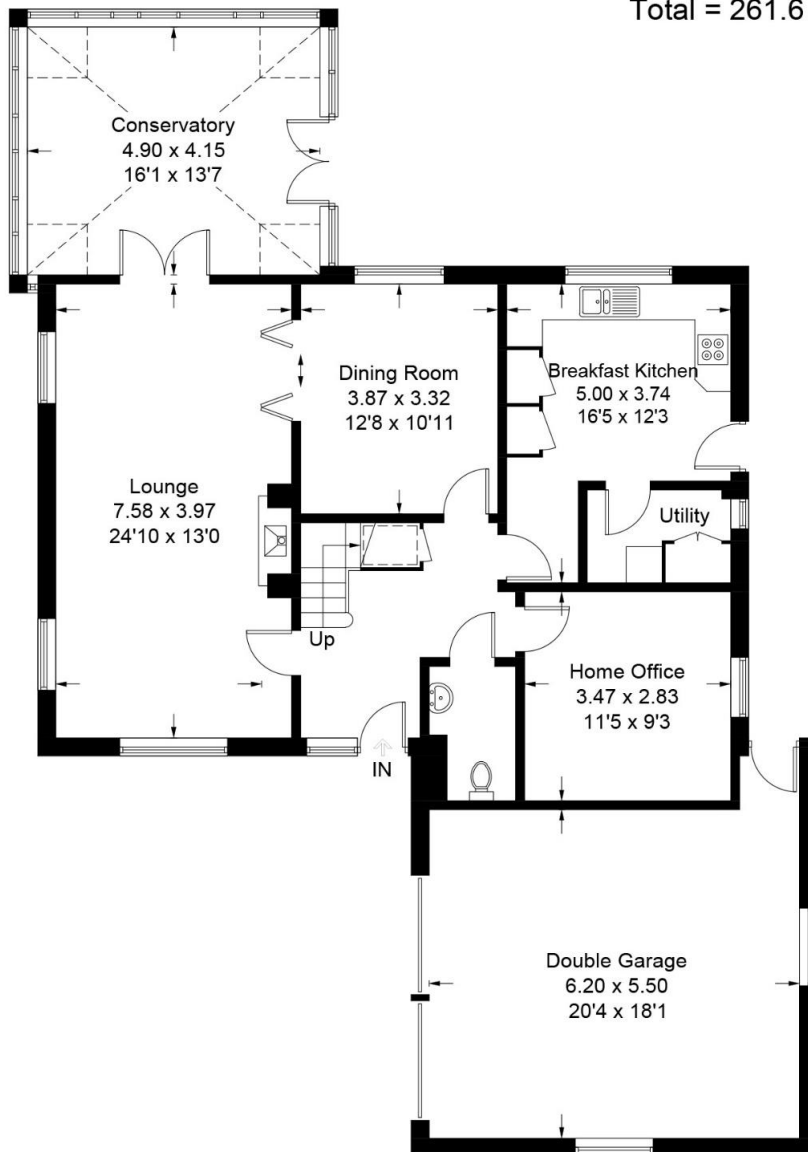
Adjoining the southern rear elevation of the house there are absolutely delightful mature landscaped gardens to enjoy, with a large paved patio onto which the conservatory has access, a good-sized area of formal lawn and copiously stocked flowerbeds, with a very appealing view from the hedge line out over the adjoining pastureland.

This garden also extends down the rear western elevation of the house, where there is an attractive veranda onto which the rear entrance door to house opens. Set to the north eastern corner of the grounds is a small courtyard area with the Samsung Air Source Heat Pump and a useful garden shed and log store.

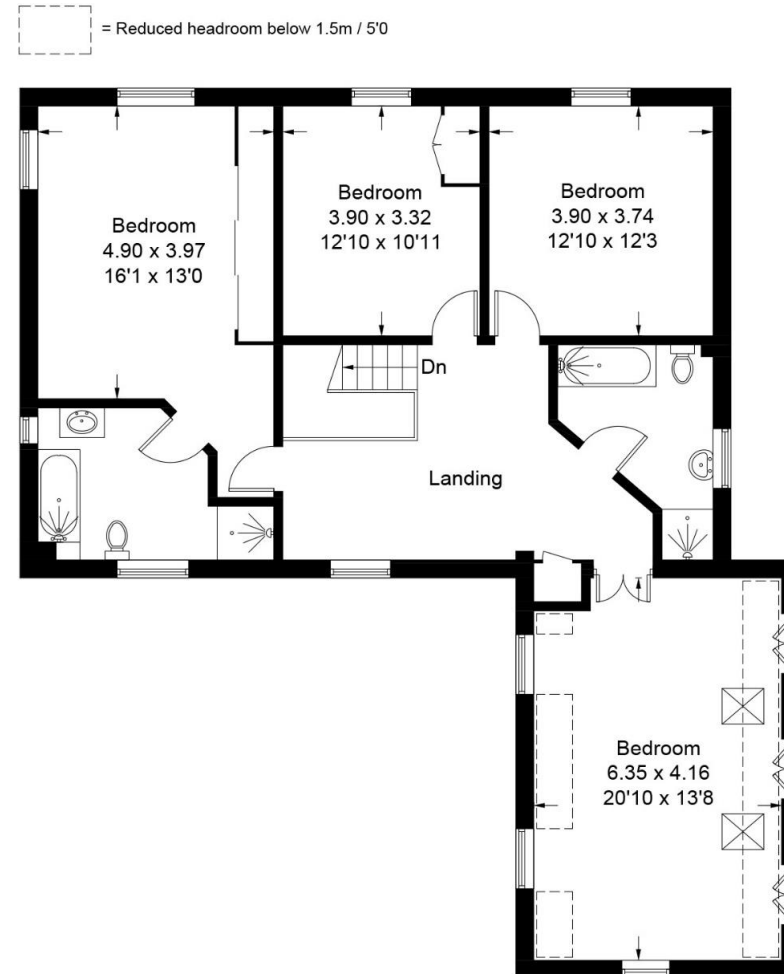


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Approximate Gross Internal Area
 Ground Floor = 112.7 sq m / 1213 sq ft
 First Floor = 113.8 sq m / 1225 sq ft
 Double Garage = 35.1 sq m / 378 sq ft
 Total = 261.6 sq m / 2816 sq ft

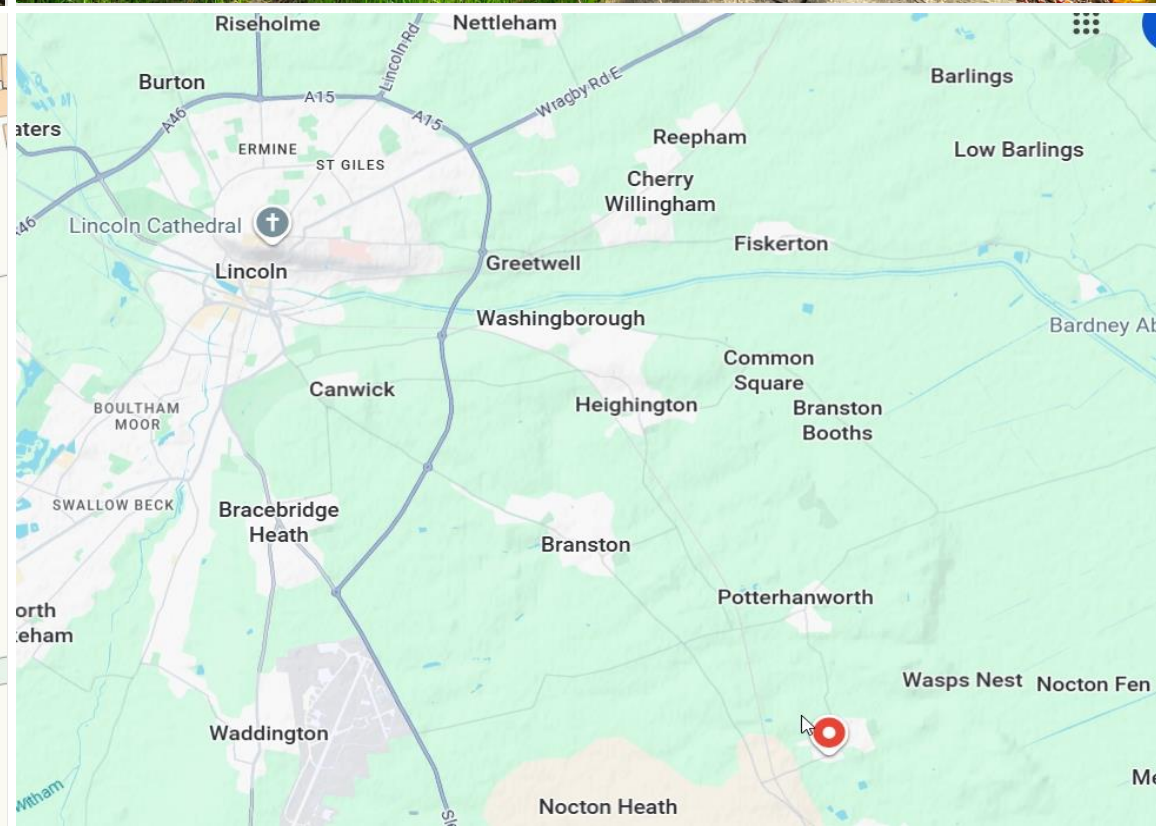
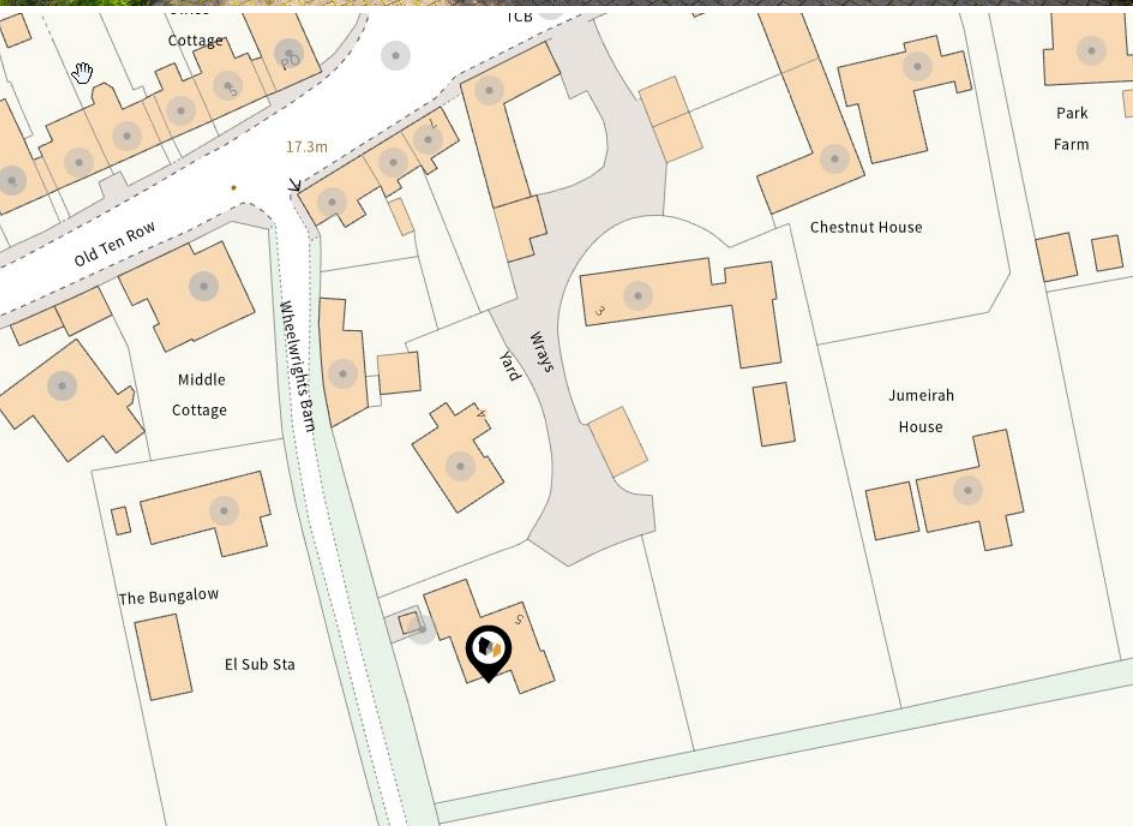


Ground Floor



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.



Outside cont'd

To the east of the house and the family garden there is a wonderful, very productive fruit tree orchard adjoining the large and very well organised vegetable and fruit garden, with walkways in between raised beds and borders, an accompanying metal framed Greenhouse and large composting bins. There is an outside water tap and exterior weather proof power point.

The grounds provide the house with the outstanding village and country setting it deserves! They are well enclosed by wall, fencing and mature hedging as appropriate.

THE AREA

The sought-after village of Nocton features an appealing mix of period and modern homes, together with a parish church, a well-regarded primary school, and community centre. The historic Cathedral City of Lincoln lies just 7 miles to the north, offering excellent shopping, leisure, and cultural amenities, along with reputable schools and the ever-expanding University of Lincoln. The nearby B1188 provides direct access to the Eastern Bypass for easy travel around the city and onward routes to the north, while connections to Sleaford, Grantham, the A1, and Newark—with its high-speed rail link to London Kings Cross—are all within convenient reach.

Nocton has Lincoln-Boston and also Lincoln – Sleaford regular bus services

North Kesteven District Council – Tax band: F

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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Previously taken aerial photograph.

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