



**The Chestnuts Farmhouse**  
Wickenby Road, Lissington, Lincoln. LN3 5AE

**BELL**





# The Chestnuts Farmhouse

Wickenby Road, Lissington

This is a good sized four bedroom detached period farmhouse, standing in substantial grounds comprising of garden and pony paddock extending to approximately 0.9 of an acre (sts), which benefits from having a very appealing Lincolnshire countryside setting.

Lissington, is small peaceful village, pleasantly located within open countryside between Market Rasen and Lincoln. The village enjoys excellent access to nearby Market Rasen (4.5 miles / around 7 minutes), which provides a wide range of everyday services, shops, schools, and leisure facilities. The historic cathedral city of Lincoln lies just 10.5 miles to the southwest (around 15 minutes), offering an extensive choice of shopping, cultural, and social amenities, as well as highly regarded schools and the University of Lincoln.

For those who enjoy the outdoors, the village is just a short drive away from the Lincolnshire Wolds, renowned for its rolling landscapes, walking routes, and charming villages.



## ACCOMMODATION

**Entrance Porch** with main entrance door through to:

**Good sized Hallway** having a northerly outlook towards the barn, staircase up to first floor, a small built-in under stairs storage cupboard, wall panelling to dado rail height in part, quarry tile floor. Doors through to dining room and to:





**Living Room** having a pleasant southerly view out over the front garden and the grounds to the west; chimney breast with a wood burning stove inset, accompanying flagged heath, built-in cupboard space one side, wall panelling in part to dado rail height, exposed pine floorboards and radiator.

**Good sized Dining Room** with very pleasant southerly and easterly views into the grounds beyond to adjoining countryside; chimney breast with glazed tiled fireplace, quarry tiled floor, coving, and radiator. Door through to:

**Lobby** having open archway through to dining kitchen, built in cupboard space one side and sliding panelled door through to:

**Shower/Cloakroom** with attractive contemporary design style appointment comprising; a good sized open shower cubicle to one side with Triton shower fitting and glazed side screen, small wash hand basin and low level WC Mermaid board style splash back panelling to all walls to full height, ladderback style radiator, inset ceiling spotlight fittings and extractor vent.

**Dining Kitchen** having a very pleasant westerly view out over the side gardens to the east; a comprehensive range of fitted kitchen units, painted in Farrow & Ball 'bone' comprising; Belfast ceramic sink with cupboard space below. granite fitted work surface with an incised drainer to one side extending around the adjoining wall with concealed dishwasher, refrigerator and accompanying drawer and cupboard space below. The fitted work surface extends around the adjoining wall with cupboard and drawer space and shelving beneath, space between units for a Belling electric stove with a brushed steel cooker hood above. There is a good sized dining area to one end of the room, tiled floor and radiator. Glazed panelled rear entrance door to grounds.

**First Floor -Landing** with doors to:

**Large Family Bathroom** having a delightful outlook out over neighbouring countryside to the west; panelled bath to wall with Gainsborough shower fitting and full height wall tiling above, pedestal wash hand basin.





Built in airing cupboard to one corner containing the insulated hot water cylinder; access to roof space and radiator.

**Bedroom** having an easterly outlook over the orchard garden and beyond to adjoining countryside; chimney breast with period fireplace with hob grate and accompanying moulded cast iron surround; and radiator.

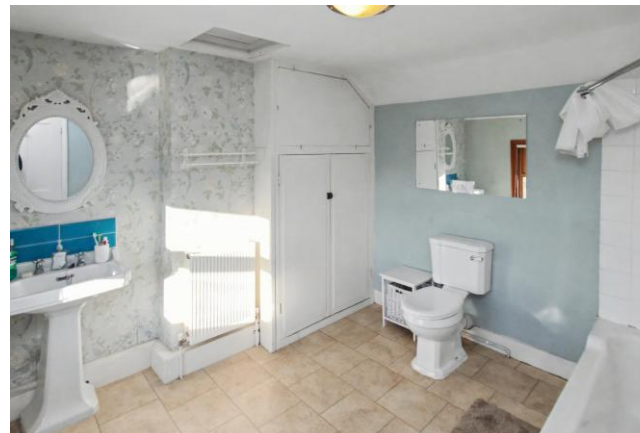
**Bedroom** with a very appealing southerly outlook over the front garden and beyond into the paddock which runs down to Wickenby Road; radiator and loft ladder to boarded attic space with electric.

**Bedroom** with an appealing southerly view out over the ground and countryside towards Wickenby Road; chimney breast with glazed tiled fireplace and radiator.

**Bedroom** with a westerly outlook, radiator.

There are good sized gardens which have been substantially laid to lawn adjoining the southern and eastern elevations of the house, with very pleasant views over neighbouring countryside. A selection of plum and apple trees, as well as the pony paddock which runs south down to Wickenby Road frontage.

**Important Notice:** Please note that the eastern boundary of the pony paddock has, as yet, to be plotted out on the ground. The buyer will be responsible for the immediate erection of an agreed stock proof fence upon sale completion.



Set to the rear of the house are some useful brick and tiled outbuildings comprising; an old outside toilet, boiler room and store.

West Lindsey District Council – Tax band: D

ENERGY PERFORMANCE RATING: E Oil fired heating

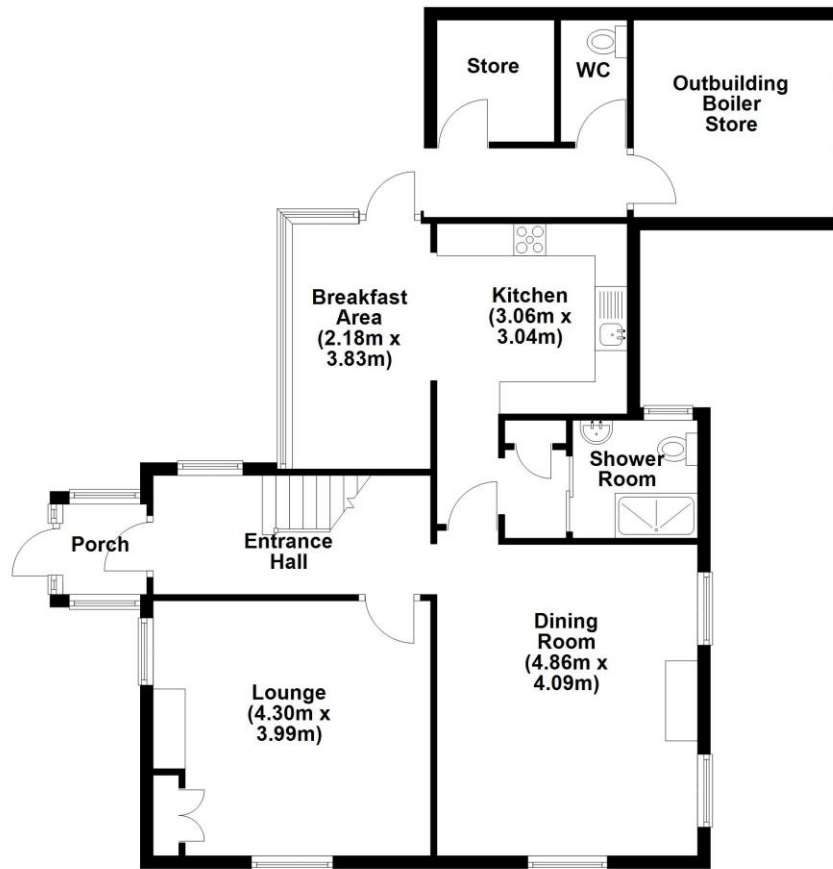
**SERVICES:** The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

**VIEWING:** By arrangement with the agent's Lincoln Office  
43 Silver Street, Lincoln. LN2 1EH.  
Tel: 01522 538888  
Email: [lincoln@robert-bell.org](mailto:lincoln@robert-bell.org)  
Website: <http://www.robert-bell.org> Brochure prepared 16.12.2025

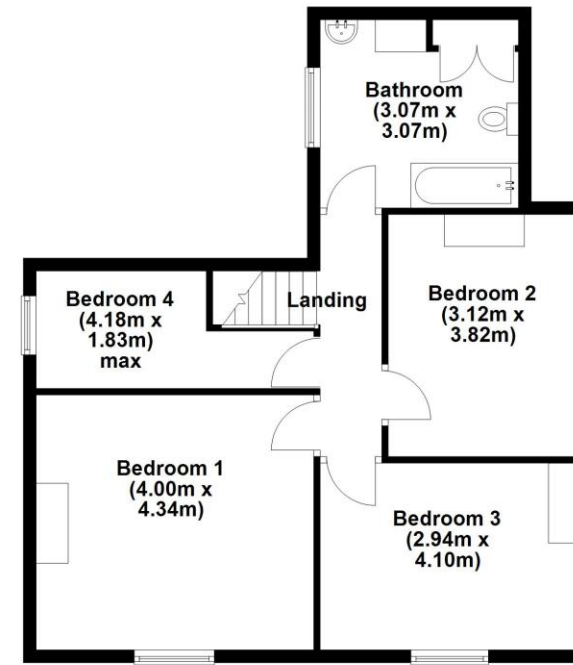




## Ground Floor



## First Floor



Total area: approx. 156.7 sq. metres (1686.5 sq. feet)

While every attempt has been made to be as factual as possible, the dimensions noted, actual sizes, location of doors and windows are all approximate and are to be used as a general guide only. This plan is not to be relied upon for scale or accuracy.  
Plan produced using PlanUp.

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