



BY DESIGN

Houghton House

Main Street, Timberland, Lincoln, Lincolnshire, LN4 3RZ

A wonderful five-bedroom period residence with two-bedroom ancillary accommodation

A wonderful five-bedroom period residence with two-bedroom ancillary accommodation, ideal for multi-generational living, has been restored and infused with spacious accommodation and period charm. The south-facing walled garden and pergola-covered sun terrace are ideal spaces for relaxing or entertaining with family and friends. The property is further complemented by a spacious outbuilding that provides a garage, carport and storage.













Accommodation

The ground floor accommodation is accessed via an entrance hallway located at the front aspect. There are two well-proportioned and versatile reception rooms, including a sitting room and lounge. Additionally, there is a spacious family kitchen and a formal dining room, which enjoys garden views. The ground floor is further complemented by a utility room and cloakroom/wc.

An impressive guest suite offers a feature woodburning stove, sitting area, and shower room. The two-bedroom ancillary accommodation is an ideal addition, comprising of a kitchen, sitting area, two bedrooms, and a shower room. Both areas are ideal for multi-generational living or can be incorporated within the main residence. It should be noted that both the guest suite and the ancillary accommodation were previously rented out by the former owners, providing a substantial additional income.

The first-floor accommodation includes a primary suite with an en suite shower room. There are two further double bedrooms and a single bedroom, all of which share the well-appointed vaulted family bathroom with a freestanding bath.

Externally, the property enjoys a delightful south-facing walled garden with a pergola-covered sun terrace. A spacious outbuilding provides a garage, carport, and storage, approached via a generous gravelled driveway, providing parking for several vehicles.







Location & Services

Timberland is a rural village located in the Lincolnshire fens, boasting amenities such as a village hall, the traditional country pub/restaurant 'The Penny Farthing Inn,' the twelfth-century church of St Andrew's and post office services. A more comprehensive range of shopping, dining, and cultural facilities is available in the nearby village of Metheringham (5 miles away). Regular mainline train services are also available from Metheringham to both Lincoln (15 minutes away) and London King's Cross (2 hours and 15 minutes away).

The nearby village of Woodhall Spa is a picturesque former spa town renowned for its natural beauty. It is situated on the southern edge of the Lincolnshire Wolds. This delightful destination boasts a diverse range of independent shops, excellent independent and private schooling, hotels, including the Petwood Hotel, steeped in aviation history, supermarkets and inviting restaurants, pubs and the Kinema in the Woods, a charming old-fashioned cinema nestled in woodlands that features all the latest blockbusters and a great range of oldies. Jubilee Park features an open-air swimming pool, and The National Golf Centre, renowned as the Home of English Golf, offers two magnificent courses: The Hotchkin and The Bracken.

Lincoln, located 13 miles north, is a historic yet vibrant city with its magnificent cathedral and castle high on the hill, surrounded by quaint shops, galleries, and museums, including the popular Bailgate shopping area. There are two universities and everything you would expect from a major city.

Mary King's Church of England Primary School in Martin (1 mile away); Carre's Grammar School for boys or Kesteven and Sleaford High School for girls in Sleaford (13 miles away); and Lincoln Minster School, a co-educational day and boarding school in Lincoln.

Services: Mains electricity, water, and drainage

Local Authority: North Kesteven District Council

Tenure: Freehold | Council Tax Band: E | Epc Rating: F | Sat Nav: LN4 3RZ

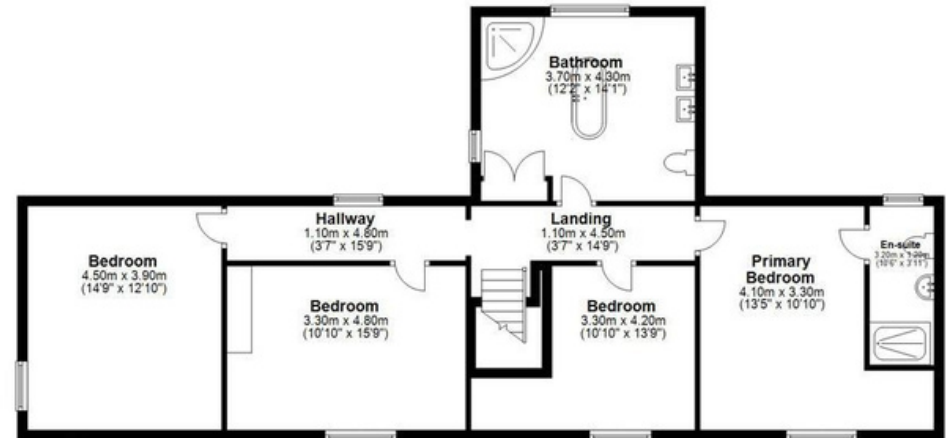
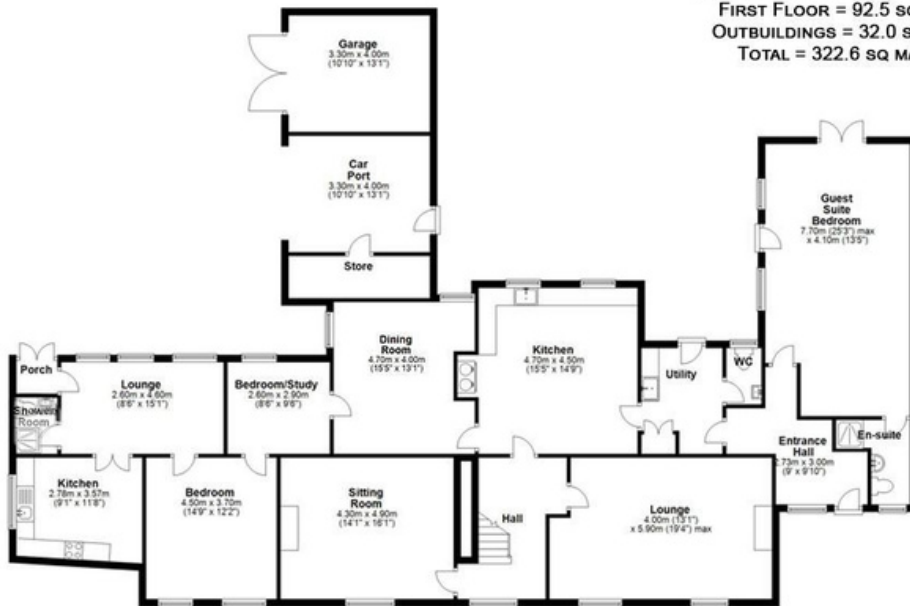






5 MAIN STREET TIMBERLAND

APPROXIMATE GROSS INTERNAL AREA
 GROUND FLOOR = 198.1 sq m/ 2132.7 sq ft
 FIRST FLOOR = 92.5 sq m/ 995.5 sq ft
 OUTBUILDINGS = 32.0 sq m/ 344.4 sq ft
 TOTAL = 322.6 sq m/ 3472.6 sq ft





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National audience

local knowledge