



BY DESIGN

Greystones

West Street, Wellingore, Lincoln LN5 0JA

A wonderful Grade II Listed detached stone family home, located in this sought-after position

A wonderful Grade II Listed detached stone family home, owned by the current owners for over four decades and located in a prominent position within the highly sought-after Lincolnshire Cliff village of Wellingore. The accommodation, located over three floors, includes five bedrooms, two reception rooms, and two bathrooms. Externally, the property enjoys a superb plot of nearly 0.7 acres, which includes a generous driveway for numerous vehicles and a detached double garage, workshop, and store. Grantham's advantageous high-speed rail network to London King's Cross (approximately 60 minutes away) is conveniently located just 15 miles from the property. The property is offered for sale with no onward chain.









Accommodation

The ground floor accommodation, infused with character, charm and exposed beams, is accessed via an entrance hall with a cloakroom/wc and storeroom off. The two well-proportioned and versatile reception rooms include a lounge and a dining room, both with feature fireplaces. The family kitchen, located at the rear of the property, is a notable feature with garden views, and a complementary pedestrian door accesses the external aspect.

The first-floor accommodation includes three double bedrooms and a family bathroom/WC. The second-floor features two double bedrooms, both accessed via their own private staircase, one of which has an en suite shower room, while the other enjoys a useful walk-in storage cupboard

Externally, the property occupies a wonderful corner position with expansive enclosed lawned gardens, a private walled courtyard to the front aspect, a patio area with garden views, a double garage, a storeroom and workshop, a gardener's toilet, and private parking for numerous vehicles. In total, the plot extends to nearly 0.7 acres.









Location & Services

Wellingore, designated as a Conservation Area, presents an appealing blend of local limestone properties. It stands as one of the highly sought-after Lincolnshire Cliff Villages, commanding picturesque views over the Trent Valley. Located on the A607, it connects to the well-served village of Navenby. Wellingore is conveniently situated between the historic city of Lincoln, just 9 miles to the north, and Newark-on-Trent, located 14 miles to the west. Additionally, it offers an hourly high-speed rail connection to London King's Cross, approximately 80 minutes away.

Historic buildings within the village include an active Anglican Church of All Saints and Wellingore Hall, dating back to the 18th century, which is now used as offices. The Red Lion pub serves food and offer rooms; they are located just down the street from the property. A garage on the main road contains a post office selling groceries, while a medical practice is only a short distance away.

The Viking Way spans the village, providing wonderful countryside walks from the door. The nearby city of Lincoln is of great historic interest with its castle and cathedral proudly standing on top of the hill, and it has everything you would expect from a vibrant city. It also has the quaint Bailgate shopping area and a train station with direct services to London and elsewhere.

The Navenby Church of England Primary School is conveniently located a short distance away. Secondary education options abound in the area, including the well-regarded Sir William Robertson Academy, just 3 miles away in Welbourn. Sleaford, a short 10-mile journey to the southeast, offers Carre's Grammar School and Kesteven & Sleaford High School (for Girls). For those willing to venture a bit further, Kesteven and Grantham Girls' School and The King's School (for boys) await about 16 miles to the south in Grantham. In Lincoln, just 9 miles to the north, you'll find The Priory Academy, Sir Robert Pattinson Academy, and North Kesteven Academy. In the independent sector, the co-educational Lincoln Minster Schools are renowned for their exceptional quality of education.

Services: Mains electricity, water, and drainage; gas central heating

Local Authority: North Kesteven District Council

Tenure: Freehold | Council Tax Band: G | Epc Rating: Exempt | Sat Nav: LN5 0JA







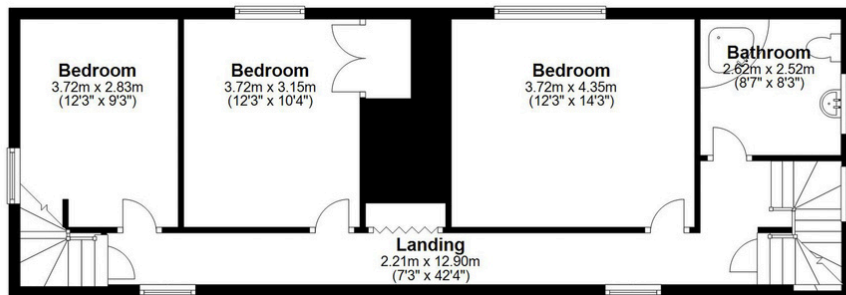


GREYSTONES WELLINGORE

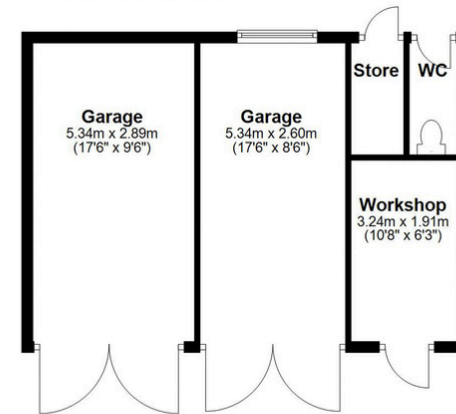
GROUND FLOOR = 87.8 SQ M/ 944.7 SQ FT
 FIRST FLOOR = 70.0 SQ M/ 753.0 SQ FT
 SECOND FLOOR = 50.9 SQ M/ 547.5 SQ FT
 OUTBUILDINGS = 40.6 SQ M/ 436.5 SQ FT
 TOTAL = 249.1 SQ M/ 2681.7 SQ FT



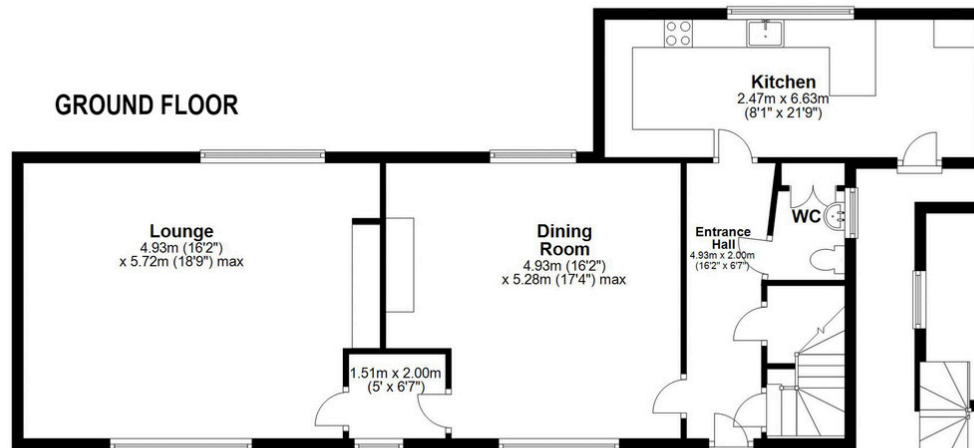
FIRST FLOOR



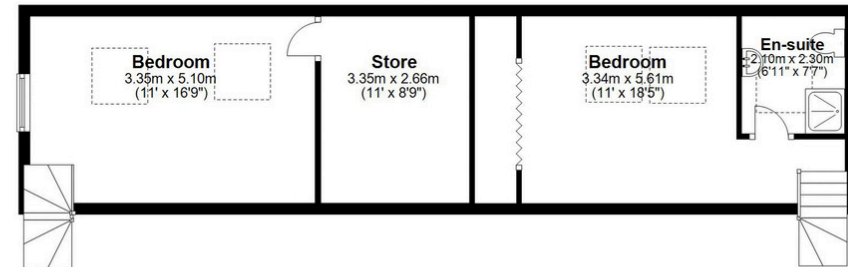
OUTBUILDINGS



GROUND FLOOR



SECOND FLOOR





BY DESIGN

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National audience

local knowledge