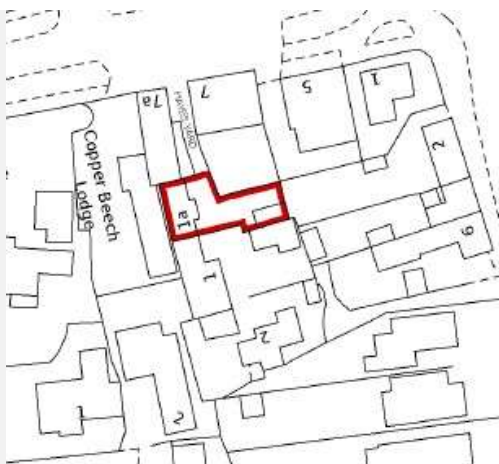




- Character Cottage
- Upstairs Shower Room
- Original Features Throughout
- Detached Single Garage

- Three Generous Bedrooms
- Lounge/Diner
- Courtyard Garden & Parking
- Prime Village Location

Hayes Yard, Ingham, LN1 2XS
£210,000





CHARACTER COTTAGE! ORIGINAL FEATURES! Starkey&Brown are delighted to offer for sale this charming three-bedroom character cottage, occupying a delightful position within the highly regarded Hayes Yard in the sought-after village of Ingham. Having been lovingly cared for by the current owner for over 40 years, this wonderful home has retained a wealth of its original character and charm, creating a property full of warmth, personality and history. Cloudberry Cottage forms part of the historic Hayes Yard setting, with the property believed to have originally formed part of a former stable before being converted into residential accommodation in the early 1980s. The property is approached via a charming entrance porch, which leads directly into a generous lounge diner. This impressive reception space provides an excellent area for both relaxing and entertaining, whilst retaining the character and atmosphere that runs throughout the cottage. There is also a well-appointed kitchen, fitted with a range of units and integrated appliances, providing a practical and functional space for everyday living. To the first floor are three well-proportioned bedrooms, offering excellent flexibility for families, guests or those requiring space to work from home. The accommodation is completed by a shower room, whilst the property as a whole has been exceptionally well maintained throughout the current owner's long tenure. Externally, the property benefits from a private courtyard-style frontage, providing an attractive outdoor space which could also be utilised for off-street parking. There is a detached garage, storage, or potential for alternative use. The courtyard and garage provide a particularly useful addition to the cottage and enhance its practicality. Further benefits include gas central heating and full uPVC double glazing throughout. The village of Ingham is particularly appealing for those seeking a traditional Lincolnshire village lifestyle. The village is centred around its two attractive village greens, with historic properties, established trees and the impressive All Saints Church helping to create a distinctive and characterful setting. Ingham itself dates back centuries and is recorded in the Domesday Book of 1086, whilst its historic village buildings include numerous properties dating from the 18th and 19th centuries. Local amenities include a village shop, primary school, village hall, playing fields, play park, and tennis court. Council tax band: A. Freehold.



uPVC door leading into:

Porch

Having a uPVC double-glazed window to the front aspect. Access to:

Lounge Diner

19' 5" x 13' 0" (5.91m x 3.96m)

Having uPVC double-glazed window to the front aspect, carpeted, a radiator, original beams, and an electric fireplace. Access to:

Kitchen

13' 5" x 9' 0" (4.09m x 2.74m)

Having a range of matching wall and base units with countertops, integrated electric oven, integrated microwave, four-ring electric hob with overhead extractor fan, integrated dishwasher, integrated washing machine/dryer, a stainless steel sink with mixer taps, space for a fridge freezer, a uPVC double-glazed window to the front and side aspects, an understairs storage cupboard, staircase to the first floor, original beams, a radiator and a uPVC door to the front aspect.

First Floor Landing

Having original high ceilings, original beams, and a radiator.

Bedroom 1

13' 1" x 11' 2" (3.98m x 3.40m)

Having a uPVC double-glazed window to the front aspect, carpeted, a radiator, and original beams.

Bedroom 2

13' 1" x 8' 6" (3.98m x 2.59m)

Having a uPVC double-glazed window to the front aspect, carpeted, a radiator, original beams, and an airing cupboard housing the boiler.

Bedroom 3

10' 1" x 6' 9" (3.07m x 2.06m)

Having a uPVC double-glazed window to the front aspect, carpeted, a radiator, and original beams.

Shower Room

7' 7" x 6' 7" (2.31m x 2.01m)

Three-piece suite comprising low-level WC, wash hand basin with understorage, corner shower cubicle with partially tiled walls, frosted double-glazed window to the front aspect, original beams and chrome heated towel rail.

Outside Front

Block-paved courtyard with permission for vehicles to use it as a driveway. Access to:

Detached Garage

Electric door, power, and electrics.

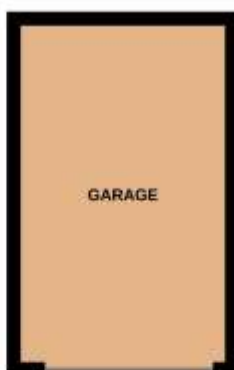
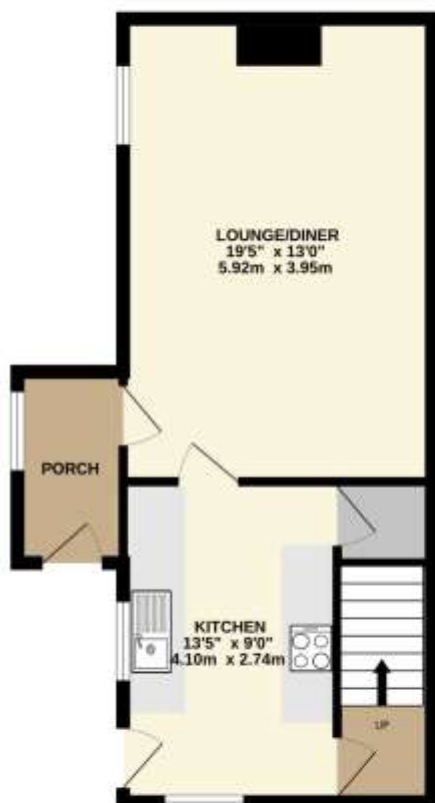
Agents Note

The neighbouring property has a right of way over the courtyard.





GROUND FLOOR
591 sq.ft. (54.9 sq.m.) approx.



1ST FLOOR
430 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA: 1021 sq.ft. (94.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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