



The Gate House, Station Road, Willoughby, LN13 9NA



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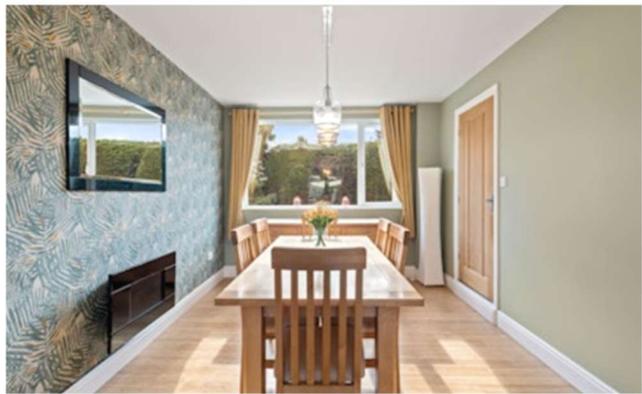
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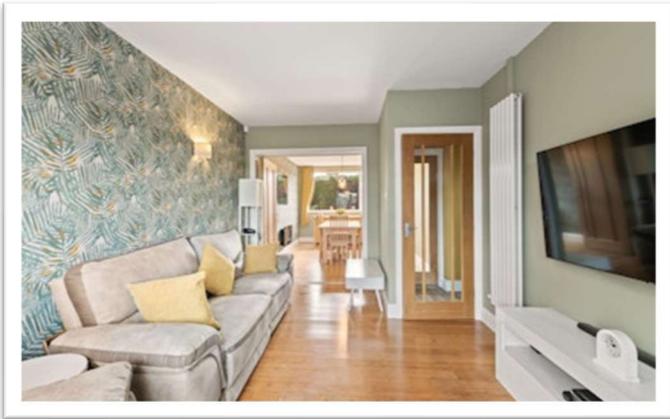
£375,000



Key Features

- Detached four bedroom house
- Lounge, dining room & study
- Kitchen & utility
- Shower room, en-suite & bathroom
- Driveway, garage & enclosed rear garden
- Plot approx. 0.22 acre (STS)
- New air source heat pump, radiators & solar panels
- EPC rating E



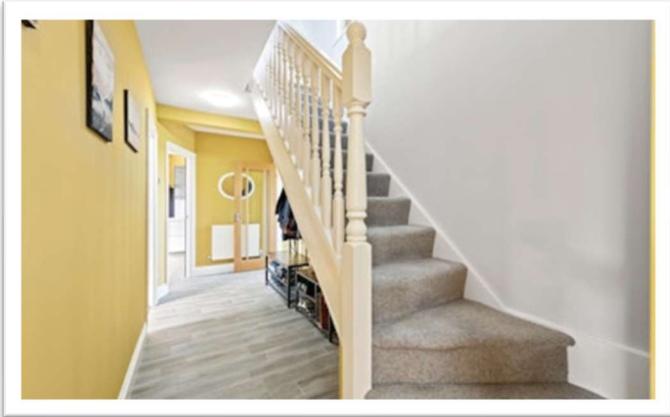


A detached house standing on a plot of approximately 0.22 acre, subject to survey, in the quiet country village of Willoughby. The plot was once part of Willoughby train station dating back to 1848 and the property has a far reaching view over fields to the rear.

Having over 1,500 square feet of well presented accommodation comprising: porch, lounge, dining room, inner hall, study, fitted kitchen, utility and shower room to ground floor. Master bedroom with en-suite, three further bedrooms and bathroom to first floor.

Outside the property has a driveway providing off-road parking, a garage and an enclosed rear garden with summerhouse.

The property also benefits from an air source heat pump, new radiators and solar panels which were installed in December 2025.



ACCOMMODATION

Part glazed entrance door with side screen through to the:

ENTRANCE PORCH

With further door to the:

DINING ROOM

3.11m x 4.33m (10'2" x 14'2")

Having window to front elevation, radiator and bamboo wood flooring. Double doors to the:

LOUNGE

3.32m x 4.63m (10'11" x 15'2")

Having french doors to rear elevation & garden, radiator and bamboo wood flooring.

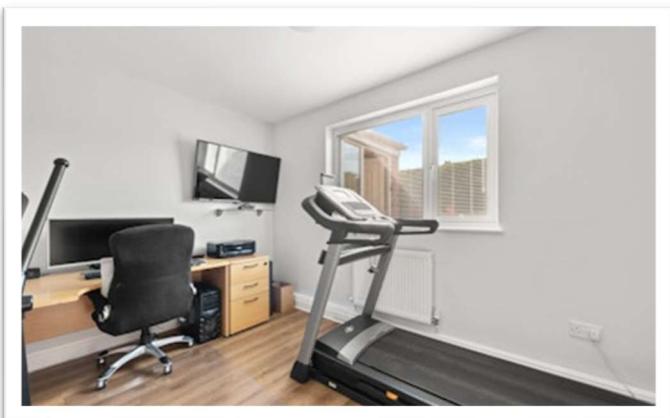
INNER HALL

Having radiator, tiled floor and staircase rising to first floor.

STUDY

2.73m x 3.65m (9'0" x 12'0")

Having window to front elevation, radiator and wood effect flooring.



 **NEWTON FALLOWELL**





KITCHEN

3.5m x 4.61m (11'6" x 15'1")

Having window to front elevation, internal window overlooking the utility, radiator and tiled floor. Fitted with a range of base & wall units with work surfaces & splashbacks comprising: 1 1/4 bowl composite sink with drainer & mixer tap inset to work surface, cupboards & integrated dishwasher under, cupboards over. Work surface return with cupboard & drawers under, cupboards over. Further work surface return with inset five burner LPG hob, cupboards & drawers under, cupboards & cooker hood over. Tall unit to side housing integrated electric double oven with cupboards under & over and further tall unit to side housing integrated fridge/freezer. Further work surface forming breakfast bar.

UTILITY

2.75m x 3.08m (9'0" x 10'1")

Having window to rear elevation, part glazed door to side elevation, electric heater, work surface with cupboards, space & plumbing for automatic washing machine under and door to large walk-in pantry.

SHOWER ROOM

1.47m x 2.75m (4'10" x 9'0")

Having window to rear elevation, tiled floor, part tiled walls, fully tiled shower enclosure with electric shower fitting, hand basin inset to vanity unit with cupboards under and WC with concealed cistern.



FIRST FLOOR LANDING

Having window to rear elevation.

MASTER BEDROOM

3.32m x 3.98m (10'11" x 13'1")

Having windows to front & side elevations and radiator.

EN-SUITE

1.72m x 2.08m (5'7" x 6'10")

Having window to side elevation, tiled walls, tiled floor, shower enclosure with mixer shower fitting, hand basin inset to vanity unit with cupboards under and WC with concealed cistern.



BEDROOM TWO

3.16m x 3.32m (10'5" x 10'11")

Having window to rear elevation, radiator and built-in wardrobe.

BEDROOM THREE

2.59m x 3.59m (8'6" x 11'10")

Having window to front elevation and radiator.

BEDROOM FOUR

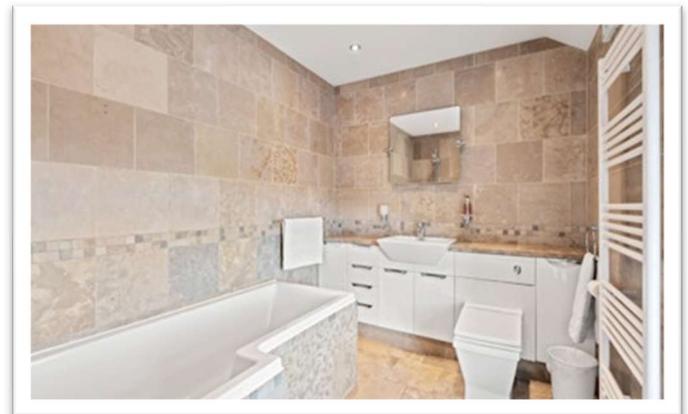
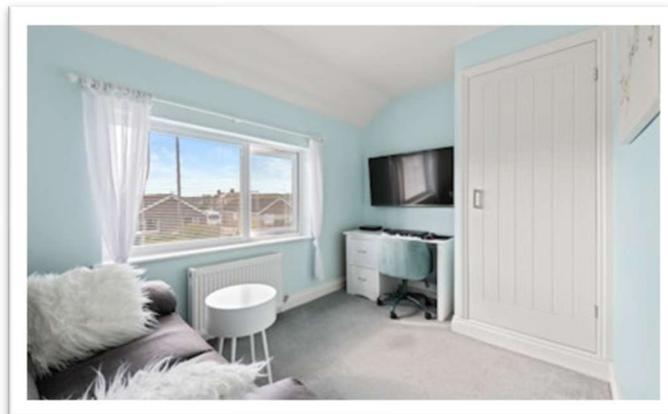
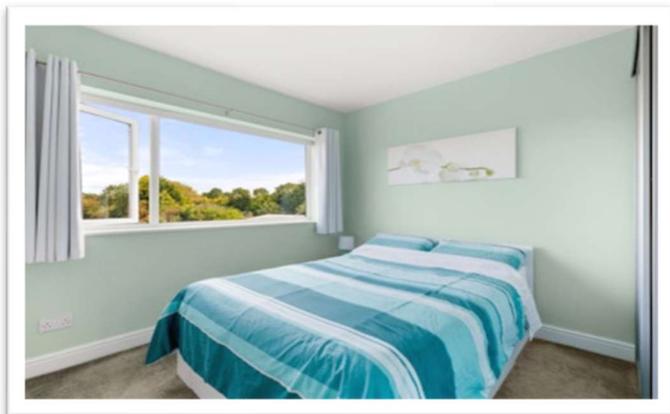
2.38m x 3.35m (7'10" x 11'0")

Having window to front elevation, radiator and built-in cupboard.

FAMILY BATHROOM

2.1m x 2.31m (6'11" x 7'7")

Having window to rear elevation, inset ceiling spotlights, heated towel rail, tiled floor, tiled walls, panelled bath, hand basin inset to vanity unit with cupboards & drawers under and WC with concealed cistern.



EXTERIOR

To the front of the property there is a gravelled garden and a concrete driveway which provides off-road parking leading to the:

GARAGE

4.62m x 5.87m (15'2" x 19'4")

Having electric up-and-over door, window to front, service door to rear, light and power.

REAR GARDEN

Being enclosed by hedging and having a shaped decked patio area with gravelled borders and a raised planter with dwarf trees including apple. Steps up to an enclosed gravelled area with raised planters, greenhouse and decked seating area to the far rear. Beyond with decked patio area is a lawned garden with a summerhouse which has electricity connected, french doors to the front and is a perfect place to sit and enjoy the garden or ideal for those wanting to work from home.

THE PLOT

The property occupies a plot of approximately 0.22 acre, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

SERVICES

The property has mains electricity, water and drainage connected. Heating is via an air source heat pump serving new radiators which were both installed in December 2025. The property is double glazed and the current council tax is band C. The property also has 13 Solar panels which were also installed in December 2025.

VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.

AGENT'S NOTES

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.





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Floorplan



Total area: approx. 145.4 sq. metres (1565.4 sq. feet)



Newton Fallowell Spilsby

01790 755222

spilsby@newtonfallowell.co.uk