

# THE BARN at 83 HIGH STREET Walcott, Lincoln, Lincolnshire LN4 3SW

Offers Over £200,000



- Brick Barn with PP to Extend and Convert into a Three Bedroom Residential Dwelling
  - Set in Approx. 1.6 Acres
  - Ideal for Equestrian or Smallholding Use
    - Barn with Internal Pens / Stables and Field Shelters
    - Paddock Grazing
    - Mobile Home (Available By Sep Neg)
    - Ample Off-Road Parking with Space for Horsebox / Trailer

REF AR8755

**RURAL SCENE**  
Equestrian | Smallholdings | Residential | Farms | Lifestyle

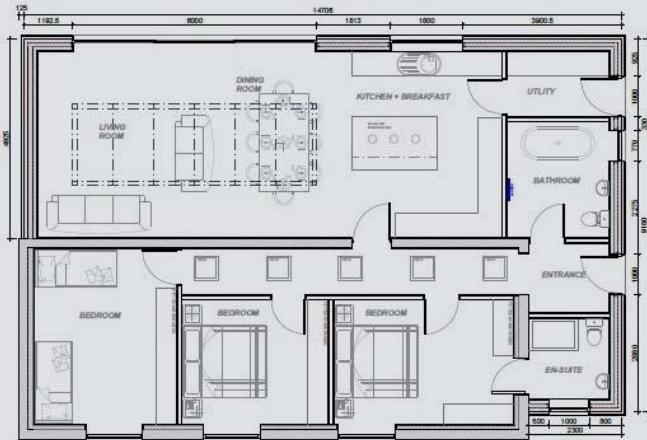
## GENERAL AND SITUATION

Approximate Distances:

Billingham 1.5 miles • Metheringham 6 miles  
Woodhall Spa 9 miles Sleaford 10 miles • Lincoln 15 miles

A traditional style barn with planning permission for conversion to a three bedroom dwelling, set in approx. 1.6 acres and ideal for equestrian or smallholding use.

The property sits on the edge of the village of Walcott which has a traditional pub and a primary school and offers many countryside walks. It is close to the very well served village of Billingham which boasts a range of everyday amenities. The larger village of Metheringham has a train station connecting the East Coast mainline and the inland resort of Woodhall Spa is just a short drive away.



PROPOSED PLANS

The detached brick barn has planning permission to extend and convert into a single storey, three bedroom residential dwelling with a rear extension, offering a great opportunity to create a comfortable family home, together with change of use of part of the paddock land to form a domestic garden.

Further details can be found under application number 24/0458/FUL. North Kesteven District Council.

The vendor advises that the barn has been underpinned and the footings are in place.

## OUTSIDE, OUTBUILDINGS & LAND

The property is approached via a shared gravel driveway which provides off road parking for multiple vehicles, including space for trailer, horse box etc.

Additionally, there is a **Two Bedroom Mobile Home** in situ (available by separate negotiation).

There are a good range of outbuildings, including a **Barn** 9.3m x 5.7m (30'6 x 18'8) with double doors to front and **Two Internal Stables/Pens** (used for ponies/ goats) and providing hay/feed storage, and **Two Field Shelters** and a **Lorry Body Back** used for additional storage.

The **Land** is predominantly level paddock grazing, fenced to the boundaries and sub-divided with electric tape fencing.

**IN ALL APPROX. 1.6 ACRES**  
**(About 0.65 Hectares)**

## VIEWING

Strictly by appointment only with the Agents

## LOCAL AUTHORITY

NORTH KESTEVEN DISTRICT COUNCIL

## SERVICES

NO MAINS SERVICES CURRENTLY CONNECTED – BUT AVAILABLE CLOSE-BY

## TENURE Freehold

## DIRECTIONS

From the A15 roundabout take the B1191 and continue for approx. 2 miles. Turn right onto Main Street and continue for a further 2 miles. Turn right onto Lincoln Road (B1188) and then first left onto Church Street, continuing onto Beck Street, which curves to the left and becomes Station Road. After approx. 1/3 mile the road turns slightly to the left. After another approx. 1 mile this becomes Digby Road, and then after approx. 2 miles becomes Pinfold Lane. At the far end of Pinfold Lane, turn right into the High Street, and the property can be found on the left-hand side, identified by our For Sale board.

what3words /// tides.approach.ambitions

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