



- No Onward Chain
- Family Home With Holiday Let/Annexe
- Extensive & Versatile Living Accommodation
- Approx 0.4 Acre Plot (STS)

- 5 - 6 Bedrooms
- 2 - 3 Bathrooms
- Owned Outright Solar Panels
- EPC Rating: 76C

Walnut House, Hallams Lane, Timberland, LN4 3RY
£635,000



Walnut House is a versatile five-bedroom detached family home offering extensive and versatile living accommodation alongside "Walnut Lodge" a separate self-contained holiday let or potentially a perfect annexe arrangement. Positioned on the edge of the village of Timberland, the property enjoys views over the rolling Lincolnshire fields from an impressive balcony stretching across the front façade. Offered for sale with no onward chain, the main house features fully owned solar panels.

The ground floor layout comprises an inviting reception hall that leads into a lounge featuring a wood-burning stove and doors into the dining room. French doors from the dining room open onto the garden, while the adjacent conservatory has been updated with a glass roof to make the most of the field and garden views. The ground floor also includes a breakfast kitchen, a large utility room, and a cloakroom with plumbing already in place for a shower. Upstairs, the first floor provides five double bedrooms. Two of these bedrooms feature French doors opening onto a large balcony, with one bedroom also benefitting from its own wood burner and currently acting as a flexible additional living space.

The first floor is completed by a main family bathroom with a separate shower, with the master bedroom having a private en-suite shower room, and a walk-in wardrobe with access to a second loft space.

The exterior features an extensive in-and-out driveway providing ample off-road parking, alongside lawned gardens, mature trees, and a timber store. To the side sits a large garage with an electric door, behind which is the detached, brick-built "Walnut Lodge". The holiday let operates on its own electric boiler and includes a fitted kitchen and a shower room, making it ideal as a multi-generational annexe or a holiday let, and has an impressive track record of regular occupancy. The generous side gardens are mainly laid to lawn and feature a covered seating area, a further timber store, and a log cabin that has been insulated, plastered, and connected to power, creating an ideal garden office.

Timberland is a quiet, rural village located in the North Kesteven district of Lincolnshire, centered around its historic parish church and village community. There is a well-regarded pub restaurant, the Penny Farthing Inn and Village Hall which hosts many popular community events for locals. While offering a peaceful countryside lifestyle, it sits just five miles from the sought-after Edwardian village of Woodhall Spa, which provides a wealth of amenities including independent shops, cafes, championship golf courses, and the famous Kinema in the Woods. The property is also well-positioned for commuting, located roughly 9 miles from Sleaford and 14 miles from the historic city of Lincoln, ensuring excellent secondary schooling, shopping, and transport links are within easy driving distance.

Council tax band: E. Freehold.



Entrance Hall

A welcoming entrance featuring a uPVC front door, a single radiator, and a useful understairs storage cupboard.

Lounge

25' 1" x 13' 11" (7.64m x 4.24m)

A spacious reception room with two uPVC double-glazed windows to the front aspect. The room features a log-burning stove, coved ceiling, double doors leading into the dining room, and direct access to the conservatory.

Conservatory

13' 6" x 12' 4" (4.11m x 3.76m)

Constructed with a brick base and uPVC frame, this room features a modern glass roof and a single radiator, providing clear views of the gardens.

Dining Room

13' 10" x 11' 11" (4.21m x 3.63m)

Having a uPVC double-glazed window to the side aspect, a single radiator, and access into the kitchen. French doors open directly onto the rear garden.

Kitchen

13' 11" x 12' 9" (4.24m x 3.88m)

Fitted with a range of eye and base-level units with modern worktops and a central kitchen island. Integrated appliances include an oven, a 4-ring hob with an extractor over, and a dishwasher. The room is finished with a vertical radiator, a uPVC double-glazed window to the rear aspect, and provides access to the utility room.

Utility Room

11' 7" x 9' 1" (3.53m x 2.77m)

Featuring base-level units with counter worktops, offering plumbing and space for a range of laundry appliances. Includes a single radiator, a uPVC window to the rear, a uPVC external door to the rear garden, and a cupboard housing the hot water cylinder. Gives access to the downstairs WC.

WC

11' 8" x 6' 6" (3.55m x 1.98m)

Comprising a low-level WC, a vanity handwash basin, and a chrome heated towel rail. Finished with tiled flooring and a uPVC double-glazed obscured window to the side aspect. The plumbing in this room allows for the potential installation of a shower.

First Floor Landing

Provides access to all first-floor bedrooms, the family bathroom, and has a large linen cupboard. There is also access to the main loft, which comes with a pull-down ladder, partial boarding, and insulation.

Bedroom 1

13' 11" x 12' 7" (4.24m x 3.83m)

A double bedroom featuring coving, a single radiator, and French doors that open out onto the large balcony.

Dressing Room

9' 9" x 5' 10" (2.97m x 1.78m)

Equipped with shelving, a clothes rail, and access to a mainly boarded and insulated loft space.

En-Suite Shower Room

14' 0" x 5' 7" min (4.26m x 1.70m)

A walk-in shower room featuring a low-level WC, a large floating vanity unit, and a chrome heated towel rail. The space is finished with a tiled floor, tiled surround, an extractor unit, and a uPVC double-glazed obscured window to the rear aspect.

Bedroom 2 / Additional Living Room

23' 1" x 14' 0" (7.03m x 4.26m)

A highly versatile, expansive room featuring two uPVC double-glazed windows, a radiator, coving, and a log burner. French doors open onto the balcony, allowing this space to function beautifully as an alternative first-floor lounge.

Balcony

26' 9" x 9' 3" (8.15m x 2.82m)

A large external balcony with safety railings and a front-facing aspect, enjoying views over the garden and neighbouring fields. Accessible via French doors from two of the bedrooms.

Bedroom 3

11' 10" x 13' 10" (3.60m x 4.21m)

Featuring two uPVC double-glazed windows, a single radiator, coving, and wood-effect laminate flooring. This room benefits from existing plumbing, offering the potential to convert the space into an additional en-suite or bathroom.

Bedroom 4

13' 8" max x 10' 6" (4.16m x 3.20m)

Includes a uPVC double-glazed window to the front aspect, a single radiator, and a coved ceiling.

Bedroom 5

12' 9" x 10' 3" (3.88m x 3.12m)

Having a uPVC double-glazed window to the rear aspect, a coved ceiling, and a single radiator.

Bathroom

11' 8" x 6' 10" (3.55m x 2.08m)

A complete family bathroom comprising a bathtub, a corner shower cubicle, a pedestal handwash basin, and a low-level WC. Finished with a chrome heated towel rail, coving, and a uPVC double-glazed obscured window.

Garage

15' 3" x 8' 10" (4.64m x 2.69m)

Featuring an up-and-over door, power, and lighting.

Walnut Lodge/Annexe

16' 11" x 14' 4" (5.15m x 4.37m)

A detached, self-contained brick structure which has a proven track record of occupancy as a successful holiday let. The space is fitted with a range of eye and base-level units, an oven, a hob, and an extractor unit with wood-effect flooring and two radiators. Includes two uPVC double-glazed windows and loft access housing its independent electric boiler.

Walnut Lodge - Shower Room

7' 8" x 3' 11" (2.34m x 1.19m)

Comprising a walk-in shower with a modern metro-tile surround, a vanity handwash basin, a low-level WC, and an extractor unit.

Summer House

11' 5" x 8' 2" (3.48m x 2.49m)

A fully insulated and double-glazed timber building complete with its own power source, making it an ideal outdoor living space, hobby room, or garden office.

Versatile Wooden Structure -Section 1

9' 8" x 9' 5" (2.94m x 2.87m)

A versatile wooden structure split into two distinct sections, providing an ideal covered activity or storage space.

Versatile Wooden Structure -Section 2

9' 7" x 9' 5" (2.92m x 2.87m)

Gardens & Exterior

To the front, the property features a sweeping in-and-out gravelled driveway providing substantial off-road parking, a large timber store, a front garden, and a large storm porch sheltered beneath the balcony. The main gardens are predominantly laid to lawn with fenced and hedged boundaries. The outdoor space is finished with an Indian sandstone patio seating area, raised flower beds, a goldfish pond, a gravelled area with a lavender hedge, and a dedicated allotment patch with a potting shed. The garden also houses the external oil boiler and oil tank.





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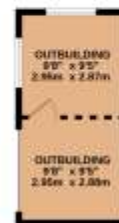


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CONSERVATORY & PORCH
100 sq ft (9.3 sq m) approx

LIFE CLIMB
100 sq ft (9.3 sq m) approx

ALL OTHER ROOMS
100 sq ft (9.3 sq m) approx



TOTAL FLOOR AREA: 3515 sq ft (326.6 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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