



- Characterful Stone Cottage
- Scope For Modernisation
- Deceptively Spacious Throughout
- Driveway & Additional Parking To The Rear
- Four Generous Bedrooms
- Mature Stone Walled Gardens
- Prime Village Location
- Sold With No Onward Chain

Walnut Cottage, Grosvenor Square, Wellingore, LN5 0HT
£430,000



Starkey&Brown is delighted to represent for sale 'Walnut Cottage' which is a unique four bedroom detached stone cottage positioned in the highly desirable cliff edge village of Wellingore. This is a rare opportunity to acquire which was formally two individual cottages, now thoughtfully combined to create one substantial family home. This characterful cottage is flowing with character, history and original feature throughout. The property is offered for sale with no onward chain and provides exciting opportunity for buyers to modernise and create an exceptional home.

Accommodation briefly comprises of a welcoming entrance leading into a characterful living room featuring a traditional open fireplace, exposed stone work and beautiful ceiling beams - all combining warm and inviting atmosphere. A separate dining room ideal for family living and gatherings. A fitting kitchen, a versatile study which could easily serve as a fifth bedroom, snug, play room or an additional reception room depending on requirements. There is also a convenient ground floor WC completing the ground floor.

Rising to the first floor there are four generous double bedrooms all benefitting from built-in storage a testament to the generous proportions within the home. The master bedroom benefits from its own en-suite shower room with a further three piece family bathroom suite servicing the rest of the bedrooms. One of the property's greatest attractions is the wealth of original character with exposed stone work, timber beams, period fireplaces and traditional cottage features creating individuality and charm.

Externally, the property occupies impressive mature grounds with the garden positioned to the front of the property - predominantly laid to lawn and is enclosed by an attractive stone walling. The gardens have been established with an abundance of mature shrubs, hedges and planting providing peaceful and private setting. Further benefits of the property includes driveway parking, together with an additional strip of land currently utilised for further off-street parking to the side of the property, which offers excellent practically for families.

The property would benefit from a programme of modernisation, whilst it offers exceptional space, endless potential and the opportunity to create a truly remarkable character home in one of Lincolnshire's most desirable villages. Wellingore is a historic cliff village renowned for its attractive strong sense of community, beautiful surrounding countryside and walks along The Viking Way with views over the Trent Valley. The neighbouring village of Navenby offer amenities such as Co-op Food Store, café and bistro, pub, doctors surgery and Navenby Church of England Primary School.

Viewing is highly recommended to appreciate the character and grounds this property has to offer.

Council tax band: F. Freehold.



Access to:

Entrance Hall

Original parquet flooring, staircase to the first floor, a radiator, and double doors leading to:

Living Room

15' 5" x 14' 8" (4.70m x 4.47m)

Two single-glazed windows to the front aspect, a single-glazed window to the side, and a further single-glazed window to the rear, wood flooring, open fire with original stone brickwork, original beams and two radiators.

Dining Room

14' 8" x 11' 5" (4.47m x 3.48m)

Single-glazed window to the front and rear aspects, original parquet flooring, an understairs storage cupboard, and a radiator.

Kitchen

14' 8" x 10' 6" (4.47m x 3.20m)

Having a range of matching wall and base units with countertops, an integrated electric oven with 4-ring gas hob and an overhead extractor fan, space and plumbing for appliances, two single-glazed windows to the rear aspect, a single-glazed window to the front aspect, tiled flooring, a radiator and original timber beams.

Second Hall

Tiled flooring and door to the rear. Access to:

Study

14' 8" x 10' 8" (4.47m x 3.25m)

Single-glazed windows to the front and side aspects, carpeted, a radiator, a brick fireplace, and original timber beams.

WC

Low-level WC, a wash hand basin with under storage, a frosted single glazed window to the rear, tiled flooring, tiled walls, and a radiator.

First Floor Landing

Two skylights and a built-in storage cupboard. Access to bedrooms and the family bathroom.

Bedroom 1

15' 5" x 14' 0" (4.70m x 4.26m)

Having two single-glazed windows to the front aspect, carpeted, a radiator, and built-in wardrobes. Access to:

En-Suite

Three-piece suite comprising a low-level WC, a wash hand basin, a shower cubicle, a frosted single glazed window to the side aspect, tiled floors and walls, and a radiator.

Bedroom 2

15' 0" x 11' 9" (4.57m x 3.58m)

Two single-glazed windows to the front aspect, carpeted, a radiator, and a built-in storage cupboard.

Bedroom 3

11' 10" x 11' 1" (3.60m x 3.38m)

Single-glazed window to the front aspect, carpeted, a radiator, and a built-in storage cupboard.

Bedroom 4

11' 1" x 10' 9" (3.38m x 3.27m)

Single-glazed window to the front aspect, carpeted, a radiator, built-in storage cupboard and loft access.

Family Bathroom

Three-piece suite comprising panelled bath with overhead shower, low-level WC, a wash hand basin with under-storage, a wall-mounted storage cupboard, tiled floors and walls, a single-glazed frosted window to the side aspect, and a radiator.

Outside Front

Driveway parking and walkway leading to the front door.

Outside Rear

Mature garden with a variety of shrubs and hedges. Mostly laid to lawn with a stone wall surrounding. An additional small strip of land, which is to the side of the property currently being used for additional parking.





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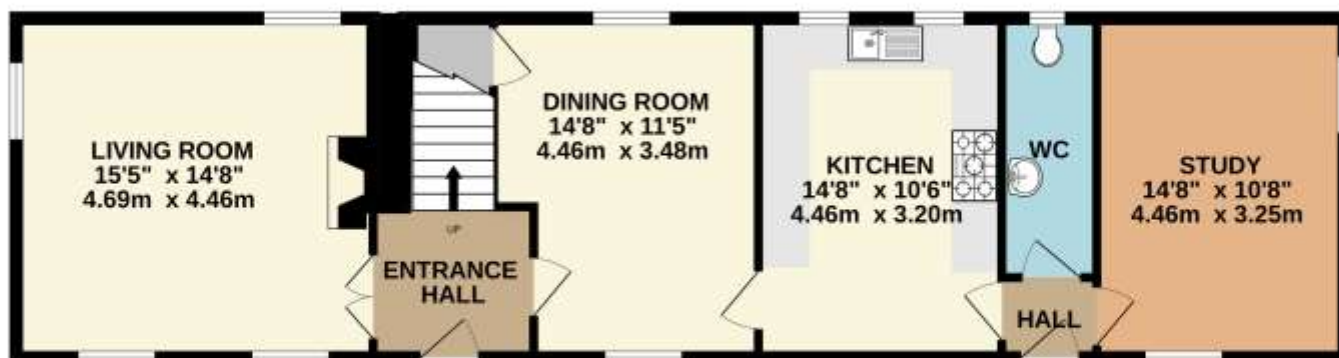
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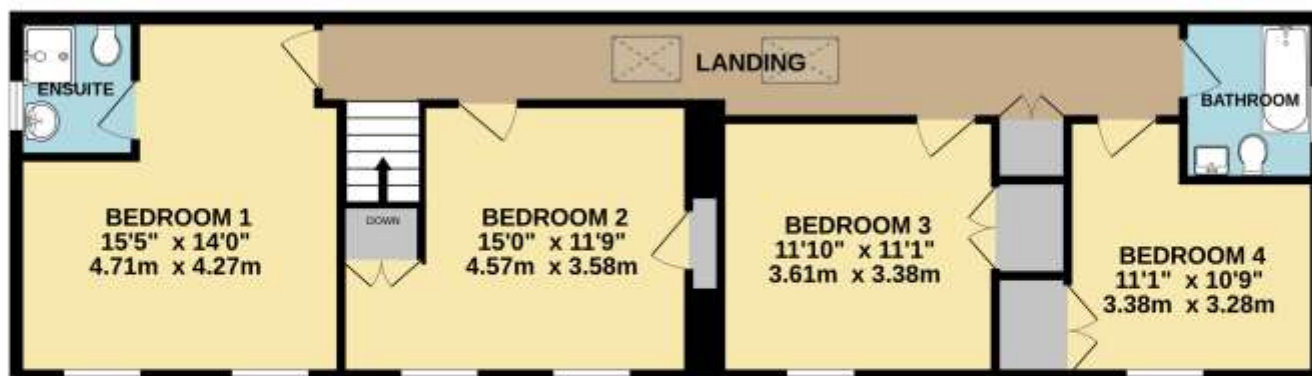


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GROUND FLOOR
821 sq.ft. (76.3 sq.m.) approx.



1ST FLOOR
858 sq.ft. (79.7 sq.m.) approx.



TOTAL FLOOR AREA: 1679 sq.ft. (156.0 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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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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