



- Large Country Cottage With Annexe
- Approx 2,321 Sq Ft Of Accommodation (sts)
- Close To Half Of Acre To Total Plot
- 15 Minute Drive To Lincoln City Centre
- Impressive Layout Ideal For Families
- Secured Parking Provisions
- Extensive Rear Garden
- No Onward Chain

Carnation Cottage, Five Mile Lane, Washingborough, LN4 1AF
£440,000



Nestled on the rural edge of Washingborough, Carnation Cottage is a sprawling five-bedroom retreat that is available for sale for the first time in 35 years. With great potential for small business opportunities The home balances 18th-century character with the practical needs of modern family life. This 2,324-square-foot home is defined by its versatile layout, most notably a premium integral annex that allows for effortless multi-generational living without sacrificing privacy . The interior showcases rustic charm, featuring exposed timber beams, authentic brickwork, and warm multi-fuel stoves that anchor the main living areas.

The heart of the residence is the solid-oak farmhouse kitchen, where a central island and Rangemaster stove create an inviting space for social cooking and daily gatherings. For quieter moments, the home offers a dedicated office with garden views and a cosy snug for winter evenings. The transition to the outdoors is seamless through a large, sun-drenched conservatory that opens onto a near half-an-acre plot. These grounds are a private sanctuary, featuring a sheltered spinney of trees, a summerhouse, and a massive secondary garden area perfect for an adventurous play space or a substantial kitchen garden.

Location is a major draw for those seeking an active outdoor lifestyle, as the property sits directly on Five Mile Lane, providing immediate access to the River Witham's endless network of scenic bridleways and footpaths. While the setting feels deeply connected to the Lincolnshire countryside, it remains incredibly practical, located just a mile from the shops and highly-rated schools of Washingborough and Heighington. With a timber built double garage, a gated driveway for multiple vehicles, and an additional garden room ripe for conversion, this home offers a rare level of space and potential just fifteen minutes from the historic heart of Lincoln.

While the setting feels wonderfully rural, the property is just a mile from the dual villages of Washingborough and Heighington. These communities are exceptionally well-served, providing everything from a respected primary school and doctor's surgery to local supermarkets and the elegant Washingborough Hall Hotel. For everyday convenience, residents have quick access to a new Sainsbury's, local Co-op, and a variety of traditional village pubs and eateries.

Connectivity is excellent, with the Lincoln Eastern Bypass reached in just 10 minutes, making the wider regions of Lincoln both north and south highly accessible. The nearby city of Lincoln adds a vibrant layer to local life, combining its world-famous cathedral and historic charm with modern shopping, social hubs, and the lively atmosphere of the Brayford Pool Marina and University district.

Council band tax: C. Freehold.



Rear Entrance Lobby

The rear entrance lobby features practical tiled flooring and provides access to the loft space. A double-glazed uPVC barn-style door opens directly to the gardens, while internal doors lead through to both the main house, downstairs shower room and the self-contained annex living room.

Annexe

Annexe Living Room

15' 2" x 15' 0" (4.62m x 4.57m)

French doors open out towards the garden, offering a bright morning outlook across the garden patio. The room centers around a contemporary feature electric fireplace, complemented by an electric panel wall heater and a door leading through to the adjoining bedroom.

Annexe Bedroom 2

11' 10" x 9' 7" (3.60m x 2.92m)

Having a uPVC double-glazed window to the side aspect, an electric radiator, access to Annexe Bedroom 1 and Wet Room / Shower Room.

Wet Room / Shower Room

11' 8" x 5' 1" (3.55m x 1.55m)

This spacious wet room features a large open shower area with a glass screen, full-height wall tiling, and a Mira shower fitting over a tiled gully floor. The suite is completed by a wash hand basin with integrated cupboard and drawer storage, a low-level WC, and a heated towel rail. The space features tiled flooring throughout, inset ceiling spotlights, and an extractor vent.

Annexe Bedroom 1

15' 1" x 9' 10" (4.59m x 2.99m)

It has a uPVC double-glazed window to the side aspect, an electric radiator, and access to the loft.

Main House

Kitchen Diner

21' 1" x 15' 2" (6.42m x 4.62m)

Being fitted with a comprehensive range of solid oak units, featuring a ceramic one-and-a-half bowl sink, a concealed dishwasher, and an integrated upright fridge-freezer. An expansive work surface wraps around the wall, providing space for a Rangemaster cooker beneath an attractive concealed hood. The room is further enhanced by a large central oak island with additional storage and a tall two-tier cupboard unit. At the far end, a spacious dining area centers on a feature brick chimney breast with a multi-fuel stove and back boiler set upon a paved hearth. The space also includes a practical walk-in cloaks cupboard with a hand-wash basin unit. The kitchen diner is finished with tiled flooring, matching splashbacks, and inset spotlighting, with doors leading to both the rear entrance lobby and the snug.

Snug

12' 3" x 11' 9" (3.73m x 3.58m)

Features a characterful fireplace with a solid timber mantle and a tiled hearth. The room is rich in period detail, showcasing substantial exposed ceiling beams and joists alongside a classic dado rail. Heating is provided by an electric wall panel heater, while the layout offers excellent flow with double doors leading into the dining kitchen and a separate glazed door opening to the home office.

Home Office

10' 3" x 7' 3" (3.12m x 2.21m)

The room enjoys views over the rear garden via two uPVC double-glazed windows, while a built-in cupboard provides convenient storage in one corner. An electric wall panel heater ensures year-round comfort.

Lounge

14' 10" x 12' 3" (4.52m x 3.73m)

The space is anchored by a substantial brick chimney breast featuring an inset multi-fuel stove on a large paved hearth, utilised to heat the rest of the home. Historic character is provided by exposed ceiling beams, while the room is finished with access to a family room space and a conservatory.

Conservatory

11' 3" x 8' 11" (3.43m x 2.72m)

The conservatory offers an appealing view over the landscaped rear garden and features a pitched roof that enhances the sense of space while providing warmth and shade throughout the year. It is fully equipped with a radiator and power points. French doors provide a seamless transition directly onto the rear garden patio, making it an ideal spot for indoor-outdoor entertaining.

Front Entrance Hall

Accessed via a uPVC double-glazed front door and features a wood-panelled ceiling, tiled flooring, and a classic dado rail. From here, a glazed door leads into the sitting room, while another leads into the:

Utility Room

11' 6" x 4' 6" (3.50m x 1.37m)

Offering a practical workspace with a stainless steel sink, eye and base level units fitted with work surfaces provide ample room for laundry appliances beneath. This functional space is finished with tiled splashbacks and flooring, with a separate uPVC door providing direct access to the rear garden.

First Floor Landing

The landing area features a built-in airing cupboard housing an insulated hot water cylinder. The space is finished with decorative wall light fittings and a wall-mounted electric panel heater. Traditional cottage-style doors provide access to all first-floor rooms.

Bedroom 1

13' 11" x 12' 4" (4.24m x 3.76m)

The room retains its original character with exposed roof timbers and a decorative dado rail. Heating is provided by a wall-mounted radiator and a uPVC double-glazed window to the front aspect.

Bedroom 2

12' 7" x 12' 4" (3.83m x 3.76m)

This room features a uPVC double-glazed window to the rear aspect overlooking the rear garden. The interior is detailed with exposed timbers, a decorative dado rail, and a wall-mounted radiator. A cottage-style door provides access through to:

Bedroom 3

13' 0" x 7' 4" (3.96m x 2.23m)

Having a uPVC double-glazed window; exposed wall timbers, dado rail, access to loft space, and radiator.

Family Bathroom

7' 0" x 7' 4" (2.13m x 2.23m)

Fitted with a corner panelled bath featuring a Triton shower and surrounding wall tiling. The suite further includes a pedestal wash basin with a tiled splashback, a low-level WC, an illuminated mirror, and an independent electric wall panel heater.

Rear Garden

A low picket fence with a gate connects the driveway to a delightful paved patio area, perfectly positioned at the entrance of the internal accommodation. Adjoining the rear of the annex is a substantial garden store, which includes power and lighting and offers significant potential for conversion into further living space, subject to necessary consents. The main rear gardens are primarily laid to lawn, offering a sheltered and private retreat enclosed by panelled fencing. Characterful features include a collection of trees overlooking a tranquil water feature and a summerhouse. Beyond the fencing lies an expansive, versatile space ideal for an extensive list of activities. The outdoor area is well-equipped with exterior lighting, power points, and a water source.

Front Garden

The front of the cottage features a pleasant, landscaped garden bordered by a low brick wall and decorative metal railings. A gated entrance provides vehicular access to a short driveway. The main entrance at the opposite corner features double five-bar gates opening onto a gravel driveway with ample parking for several vehicles or even a motorhome. This leads to a large timber double garage equipped with power, lighting, and a rear service door.

Agents Note 1

The property is served by a modern septic tank system installed approximately seven years ago, designed with a generous eight-person capacity. It drains efficiently to a nearby field and is well-maintained, with a typical clearance cost averaging around £120.

Agents Note 2

Heating is deemed as 'dual heating' provided by the multi-fuel stove and electric radiators. Council tax band: C.





**STARKEY
& BROWN**
YOUR LOCAL PROPERTY PEOPLE



**STARKEY
& BROWN**
YOUR LOCAL PROPERTY PEOPLE

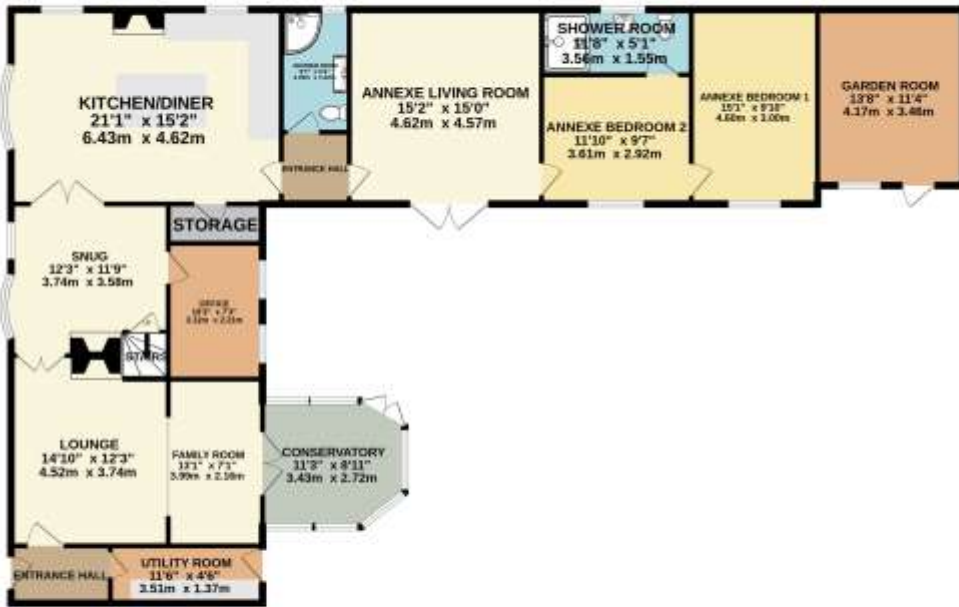


**STARKEY
& BROWN**
YOUR LOCAL PROPERTY PEOPLE



**STARKEY
& BROWN**
YOUR LOCAL PROPERTY PEOPLE

GROUND FLOOR
1800 sq.ft. (168.0 sq.m.) approx.



1ST FLOOR
525 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA: 2324 sq.ft. (215.9 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.
Made with Metrepro ©2025

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.

34 Silver Street, Lincoln, Lincolnshire, LN2 1EH
T: 01522 845845
E: lincoln@starkeyandbrown.co.uk



www.starkeyandbrown.co.uk



**STARKEY
& BROWN**
YOUR LOCAL PROPERTY PEOPLE