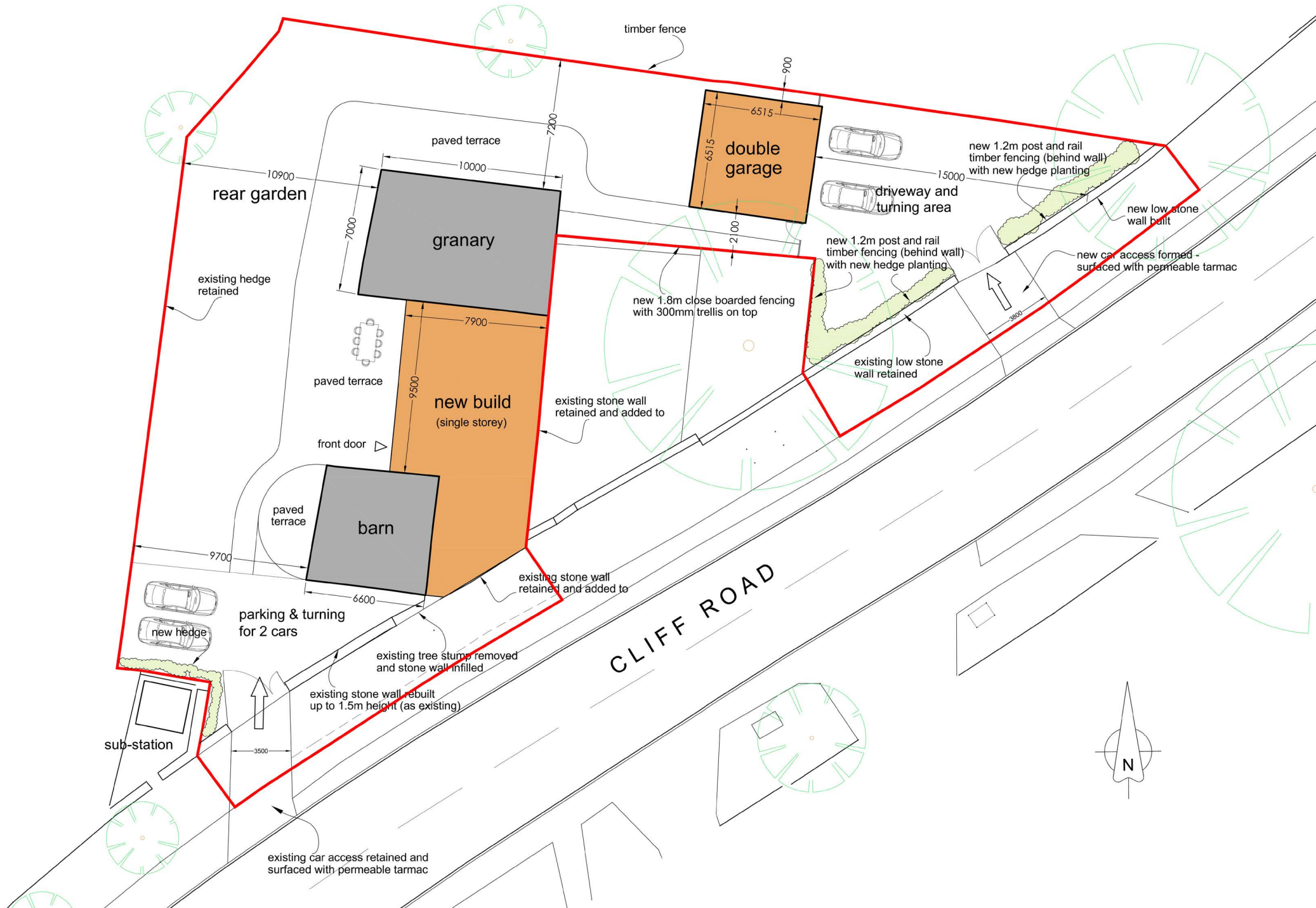




The Old Barn & Granary
Cliff Road, Wellingore, Lincoln

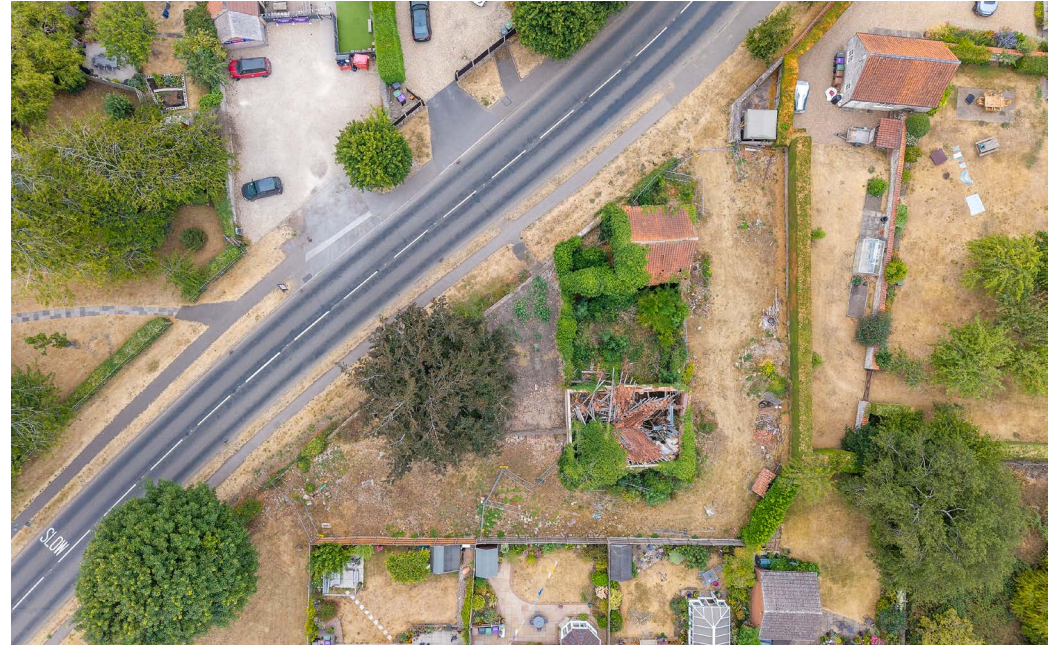


The Old Barn & Granary, Cliff Road, Wellingore

A rare opportunity to acquire a substantial period barn and granary with full planning permission for conversion into an exceptional family home, positioned within the picturesque, highly sought-after Cliff Village of Wellingore. The site occupies a prominent plot of around 0.24 of an acre and offers purchasers the chance to create a distinctive residence blending character, heritage and contemporary living.

Full planning permission was granted by North Kesteven District Council for the restoration and conversion of the existing barn and granary to form a new five bedroom, 5-bathroom, three storey dwelling extending to around 3,336 sq ft together with a detached double garage. The approved scheme retains the charm and architectural character of the existing buildings whilst creating a spacious and versatile home designed for modern family life and entertaining.

The site enjoys excellent access to Lincoln, Sleaford, Newark and Grantham, whilst benefiting from the village's popular community atmosphere and attractive rural surroundings. Opportunities of this nature, combining period character, planning consent and a prime Cliff Village location, are seldom available.



Location

Wellingore is a highly desirable cliff-edge village situated approximately 10 miles South of Lincoln, enjoying an enviable position within the Lincolnshire Countryside. Renowned for its attractive period homes, strong sense of community and picturesque rural surroundings, the village offers an appealing balance of village life and accessibility.

The village benefits from a range of local amenities including a well-regarded primary school, a private nursery, village hall, garage, 2 public houses, church and recreational facilities. The adjoining village of Navenby has a medical centre, post office, bakery, florists, cafes pubs and everyday services. Nearby Leadenham has shops. There are 2 grammar schools in nearby Sleaford. Wellingore is also ideally positioned for commuters, with excellent road links via the A607 and A17 providing convenient access to Lincoln, Sleaford, Newark, Grantham and beyond. Grantham's and Newark's mainline railway station offers direct services to London King's Cross in around an hour.

Surrounded by open countryside and scenic walking routes across the Lincoln Cliff and nearby Lincolnshire Wolds landscapes, Wellingore is particularly popular with families, professionals and those seeking a peaceful rural setting without compromising on connectivity.

Town & Country Planning

The site was granted full planning permission on the 4th November 2025 by North Kesteven District Council under application 25/0119/FUL for the restoration and conversion of existing barn & granary to form a new dwelling including a new double garage.

Interested parties are advised to download the full planning documents using the planing reference 25/0119/FUL from the NKDC planning portal here

<https://planningonline.n-kesteven.gov.uk/online-applications>

Services

Interested parties are advised to make their own enquires into the cost and availability of services.

Tenure & Possession

Freehold and for sale by private treaty.

Council Tax

Band to be confirmed after the works are complete.

Mobile & Broadband

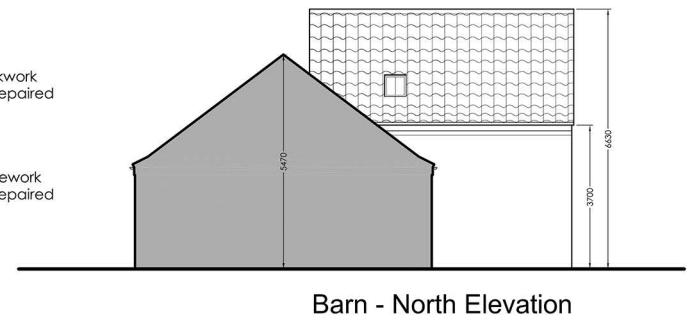
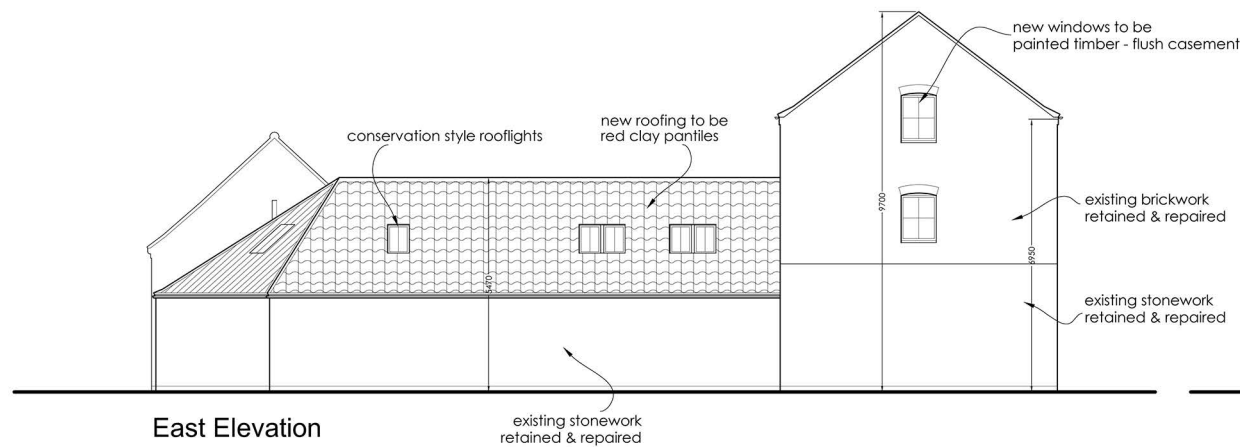
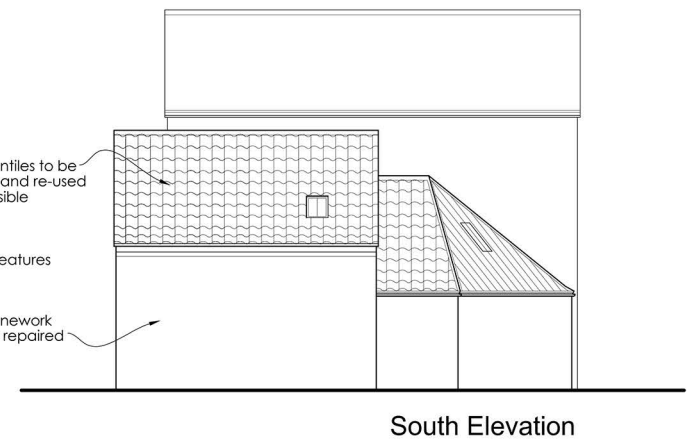
We understand from the Ofcom website there is good mobile coverage from EE, Three, O2 and Vodafone however interested parties are advised to check with their provider. We understand from the Ofcom website that standard, Superfast and ultrafast broadband is available at this property with a max download speed of 1000 Mbps and an upload speed of 1000 Mbps.

Buyer identity check

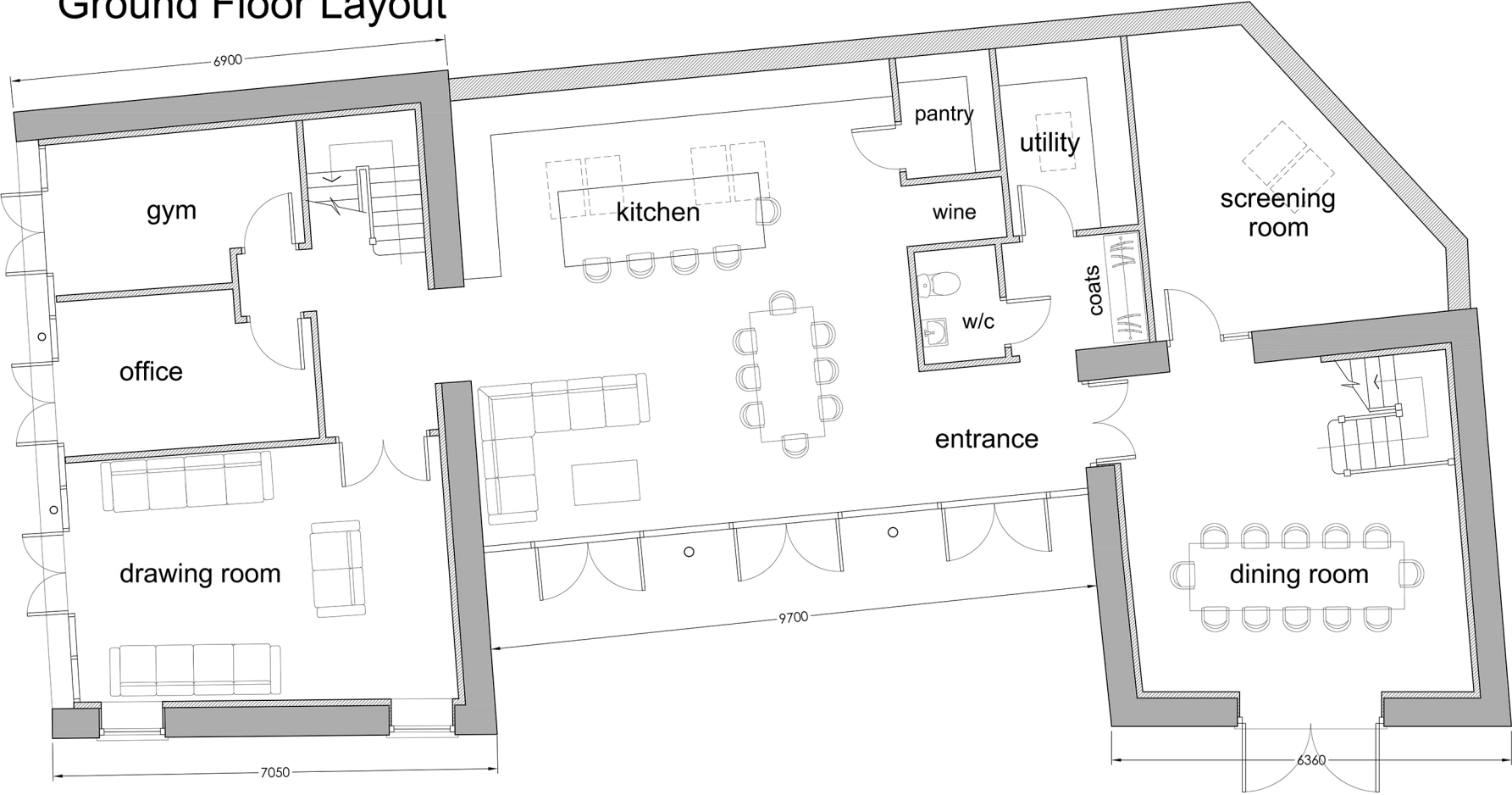
Please note that prior to acceptance of any offer, Brown&co are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

Agent

James Mulhall 01522 504304
lincolnresidential@brown-co.com



Ground Floor Layout

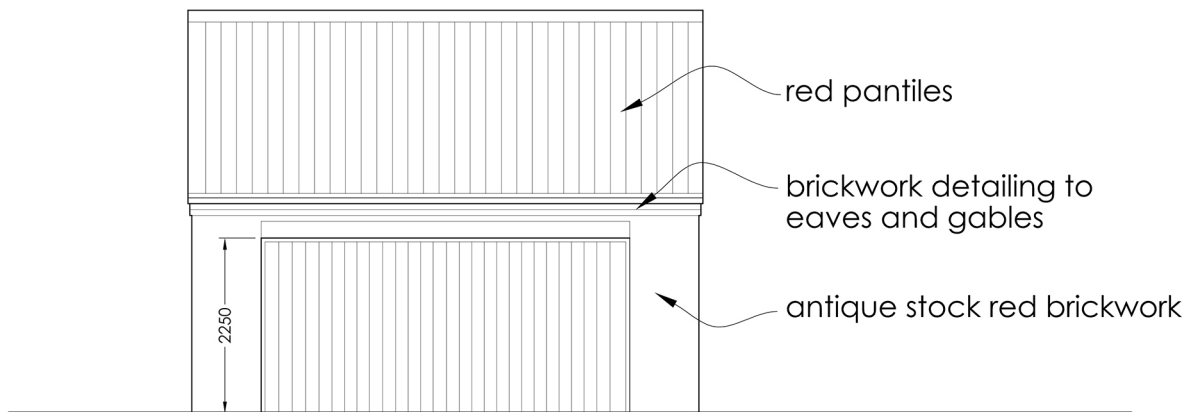


First Floor Layout

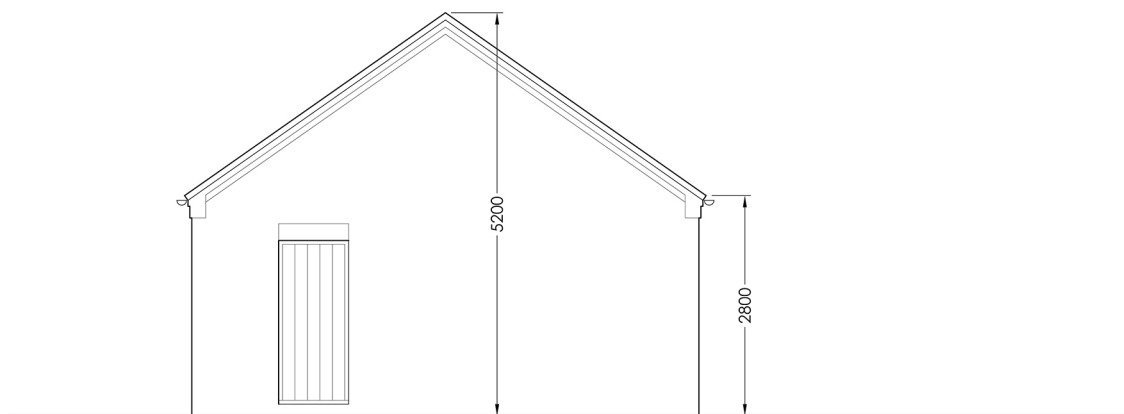


Second Floor Layout



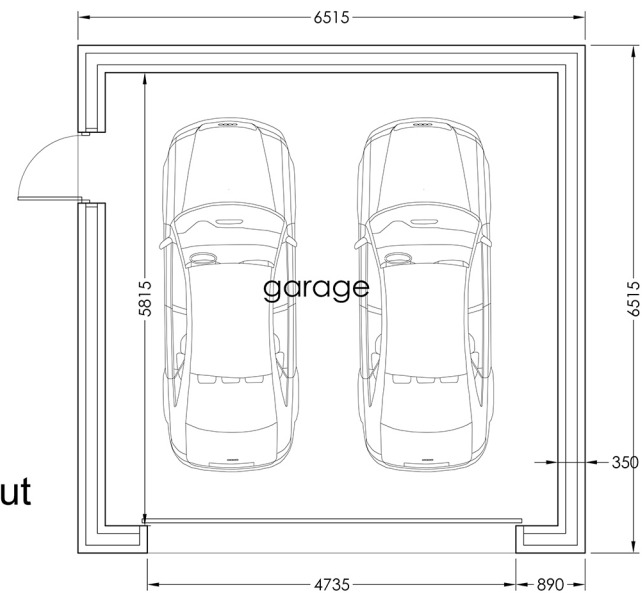


East Elevation

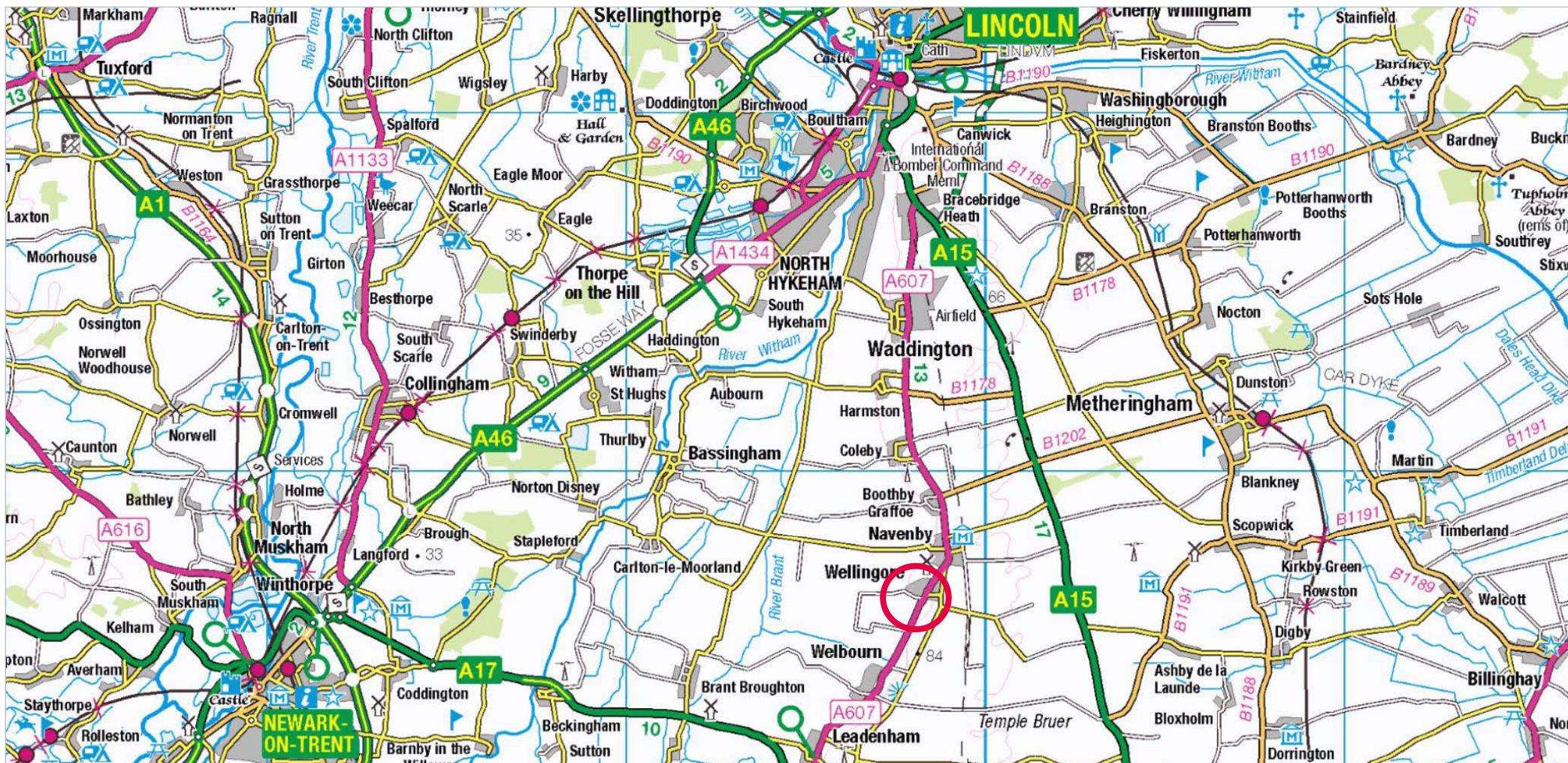


South Elevation

Layout







Directions - LN5 0HG

From Lincoln follow the A607 towards Grantham, Stay on this road until reach Wellingore and the property can be found on your right hand side.

<https://what3words.com/sands.disco.family>

IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co – Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092.

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