



Walnut Tree Cottage
43 High Street, Brant Broughton, Lincolnshire. LN5 0SL

BELL





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This delightful home, dates back in parts to the 18th century and whilst named as a “cottage,” in size it is a deceptively spacious, detached three-storey, four/five-bedroom village residence, offering approximately 2,301 sq ft / 213.8 sq m (sts) of well-laid-out family accommodation.

Brant Broughton is a highly regarded conservation village with a wide main street and many attractive period and contemporary homes. In the coaching days of the 18th and 19th centuries, many of the residents were apparently based in London and used the village for their country retreats.

Village amenities include a primary school, hair dressers, public house and mobile post office for 3 hours each week on Wednesday mornings. Commuting is convenient: Lincoln is 12 miles north (20-minute drive), Newark 8 miles west (15-minute drive), with high-speed rail to London King's Cross in about 75 minutes. The area is also served by several RAF bases and benefits from excellent road links via the A17 and A1.



ACCOMMODATION

Entrance Hall having an attractive six panelled front entrance door with glazed fanlight above, staircase to first floor, tiled floor and radiator. Doors through to sitting room, dining room and

Cloakroom comprising; wash hand basin with toiletry cabinet below, low level WC.

Good Sized Lounge enjoying a pleasant easterly outlook over High Street; having attractive Victorian moulded fireplace with tiled back and hearth, two circular feature gable end window casements, tiled floor, coving and radiator. Glazed double doors to



Sun Room with exposed old roof timbers, exposed stone wall featuring in part, tiled floor and radiator. uPVC double glazed door providing access out onto the rear courtyard garden and an interior glazed panelled door through to:

Kitchen having delightful southerly view out over the garden patio area and beyond to a glimpse of the church spire; a very attractive range of contemporary design style fitted units comprising; work surface area with large single modern style Belfast size sink that matches the single draining board, with cupboard space and open storage beneath. To the opposite side of sink unit there is further fitted work surface with cupboard space beneath, Lamona ceramic hob inset, built-in brushed steel featured Lamona double oven and grill with cupboard space above and beneath. A further extensive area of work surface extends around two walls with drawer and cupboard space, corner carousel cupboard beneath, a comprehensive range of wall cupboard units above and to the end a tall pantry cupboard unit. There is room to one side for an upright fridge/freezer as required; tiled splash back to fitted work surface areas, tiled floor, attractive design style ceiling light fittings, access to roof space and radiator. Open archway through to utility room and door to:

Good Sized Dining Room with a very pleasant easterly outlook over the High Street and neighbouring homes; fireplace (closed) with attractive moulded surround and marble style hearth and back; coving, radiator and wall light fittings

Utility Room appointed to a good standard having a Belfast sink to one wall with tiled splashback and a small area of work surface to one corner with cupboard space below, wall cupboard unit above, further storage cupboard space set to one corner, room for laundry white goods. Oil fired central heating boiler, access to roof space and tiled floor. Obscure glazed panelled door through to:

Garden Room with a stunning large feature hardwood gable end window casement, providing a wonderful view out of the courtyard garden and beyond to the spire of the village church; high vaulted ceiling with exposed roof timbers and a pine boarded ceiling. uPVC double glazed panel doors providing access to the courtyard garden and obscure glazed panelled interior door through to:

Small Lobby with a door to adjoining downstairs shower room and an open doorway through to:

Sitting Room/Downstairs Guest Bedroom with French doors providing delightful outlook over and access into the courtyard garden; radiator and inset ceiling spotlight fittings.





Downstairs Shower Room appointed to an excellent standard comprising; corner shower cubicle with appropriate Mira shower fitting, accompanying full height mermaid board style splash back, wash hand basin with toiletry cabinet space below, splash back and large vanity mirror above, a general storage cupboard unit to oneside and low level WC. Wall panelling to dado rail height, tile design laminate flooring, ladder back style radiator/towel rail, access to roof space, inset ceiling spotlight fitting and extractor vent.

First Floor Large Landing with a very pleasant westerly view down over the courtyard garden and across to neighbouring homes in the heart of the village; built-in clothes closet, coving, and radiator. Staircase up to second floor.

Bathroom having panelled bath across one wall with a Triton shower fitting, wall tiling and shower screen above; wash hand basin with toiletry cabinet and shelf space beneath, low-level WC with concealed cistern. Built-in airing cupboard containing the insulated hot water cylinder, further built-in storage cupboard and shelf space to one corner, exposed pine floorboards, coving, radiator and ceiling spot light fitting.

Bedroom with a delightful view down over the High Street towards other attractive homes in the village; built-in under stairs clothes closet, coving, and radiator.

Principal Bedroom with an easterly outlook across the High Street; exposed pine floorboards, coving and radiator. Door to:

En-suite Shower Room having built-in shower cubicle across one wall with Mira shower fitting and accompanying full height wall tiling, pedestal wash hand basin, low level WC, exposed pine floorboards, coving and radiator

Second Floor - Landing with roof window and a built-in clothes/storage cupboard to one side, doors through to the adjoining bedrooms.

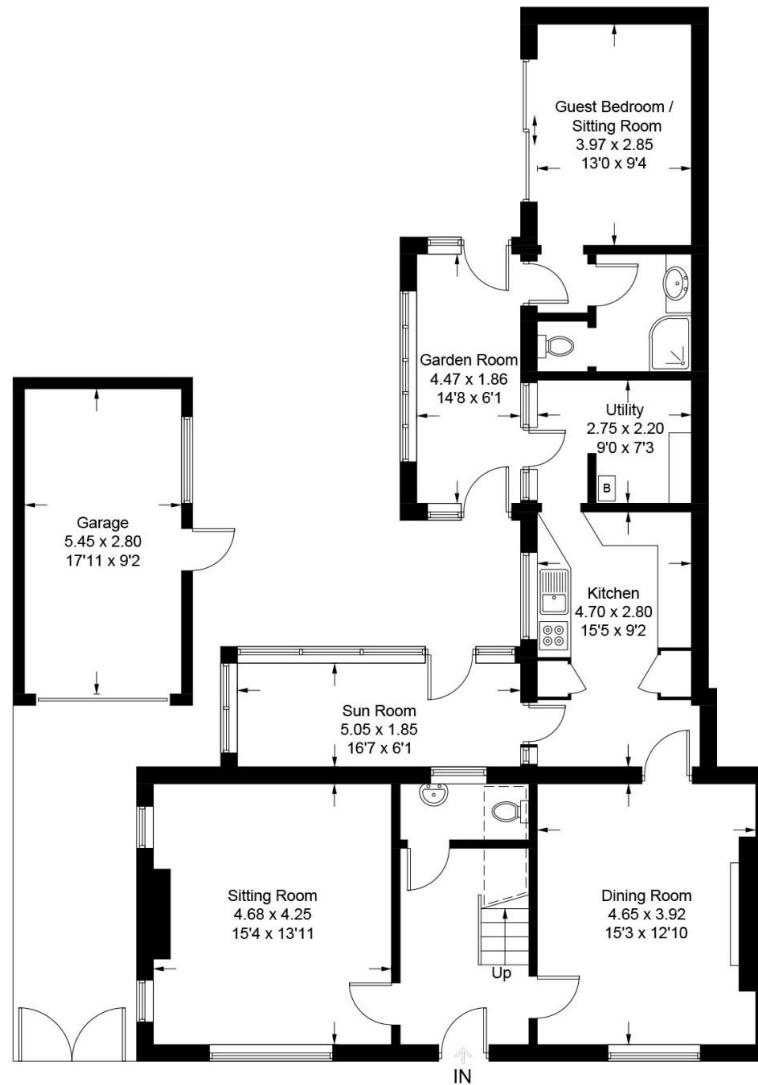
Bedroom with attractive westerly view from the roof window out across neighbouring attractive village-scape; slopping ceilings with faux exposed roof timbers, exposed brick featured chimney breast, access to roof space at eaves, and electric panel heater.

Bedroom/Home Office with a very appealing westerly outlook across the homes in the village, slopping ceiling levels, exposed brick featured chimney breast, access to roof space and electric panel heater.

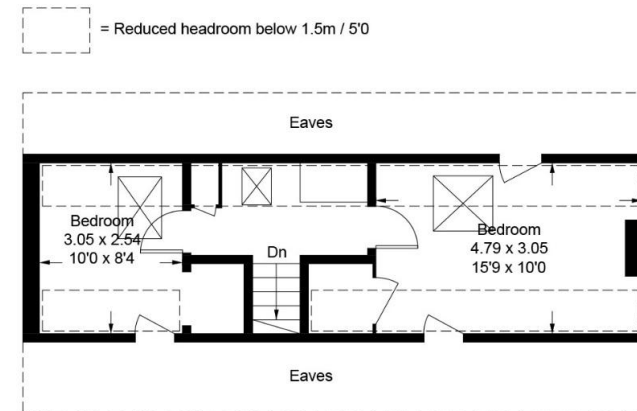


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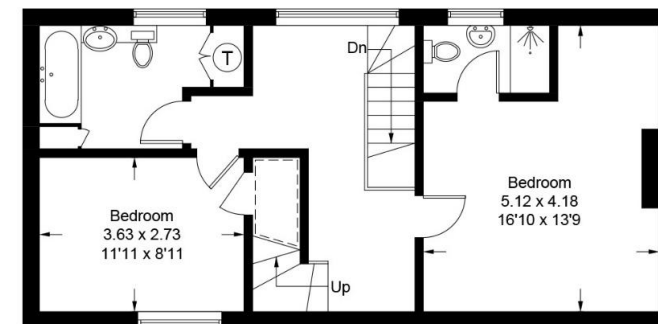
Approximate Gross Internal Area
 Ground Floor = 109.4 sq m / 1177 sq ft
 First Floor = 56.3 sq m / 606 sq ft
 Second Floor = 32.8 sq m / 353 sq ft
 Garage = 15.3 sq m / 165 sq ft
 Total = 213.8 sq m / 2301 sq ft



Ground Floor



Second Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



OUTSIDE

This pretty village residence stands on the High Street roadside and is approached through secure metal double gates with the driveway providing appropriate parking for family, as well as access to the **Detached Garage**.

The house occupies a prominent location on the High Street, which is predominantly lined with attractive period and other more contemporary quality homes. Secure gated access leads to the driveway, providing ample parking and access to the detached garage with up and over door, service door to the rear, light fitting and power points.

The wall enclosed courtyard garden is genuinely delightful, low maintenance, mainly paved with flower beds and borders inset, ideal for displays of pots and tubs. Its southerly and westerly aspects create a marvelous sun trap during the spring and summer months.

There is a useful garden shed, exterior lighting and an outside water tap,

North Kesteven District Council – Tax band D

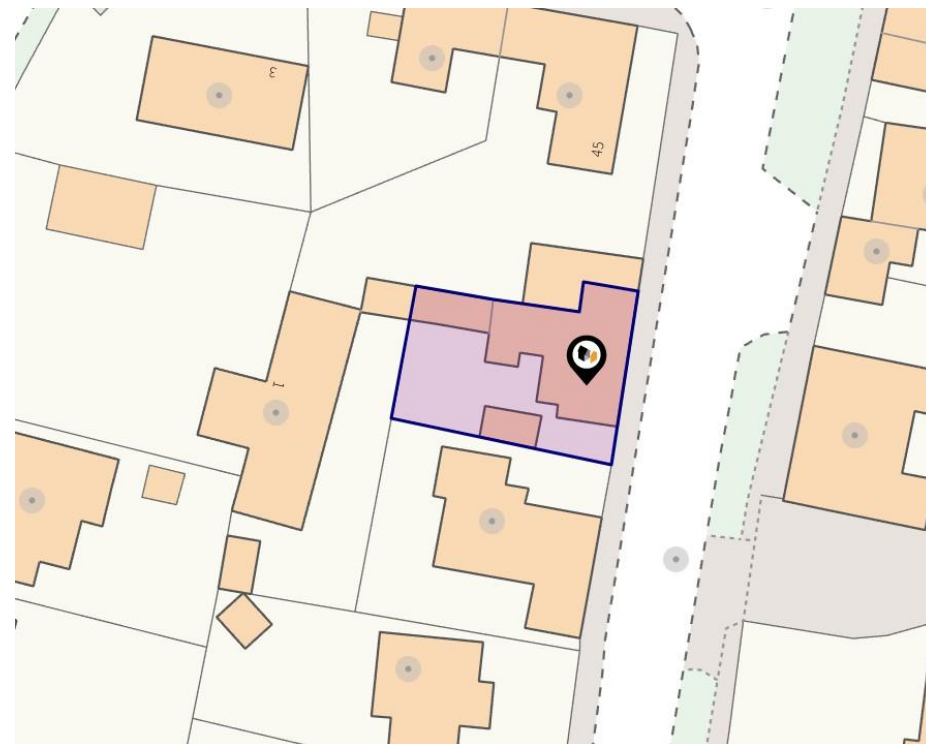
ENERGY PERFORMANCE RATING: E Oil fired heating, mains water, electric and drainage.

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Lincoln Office...

43 Silver Street, Lincoln. LN2 1EH
Tel: 01522 538888
Email: lincoln@robert-bell.org
Website: <http://www.robert-bell.org>

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43 Silver Street, Lincoln. LN2 1EH
Tel: 01522 538888 Fax: 01522 589988
Email: lincoln@robert-bell.org

www.robert-bell.org

