



**Carnation Cottage**  
Five Mile Lane, Washingborough, Lincoln. LN4 1AF







## Carnation Cottage Washingborough

A very substantial 5 bedroom family residence, offering 2,454 ft<sup>2</sup> / 228 m<sup>2</sup> (sts) of charming attractively featured family accommodation, inclusive of a high quality appointed integral Annex. The vendors have resided in the cottage for 35 years, with a growing family, making a vibrant home.

The cottage in part dates from the C18th and stands within large grounds of 0.44 of an acre (sts) on the eastern country fringe of the south Lincoln Village of Washingborough's parish. Five Mile Lane provides access to mile upon mile of quite country walks, including a footpath/bridleway along the bank of the River Witham, right through to the historic City of Lincoln to the west.

### ACCOMMODATION

**Front Entrance Hallway** having a uPVC obscure double glazed panelled front entrance door, wood panel ceiling, dado rail, tiled floor and wall light fitting. Glazed panelled door to sitting room and door to:

**Utility Room** having an easterly aspect; high sloping ceiling level, fitted work surface across one wall with single drainer stainless steel sink unit inset, cupboard space and room beneath for a range of laundry/kitchen white goods, with wall cupboard units above. Tiled splash back to fitted work surface area, tiled floor and ceiling spotlight fitting. uPVC obscure double glazed panelled door to the rear grounds.

**Sitting Room** a delightful cottage reception room which benefits from having a southerly outlook over the front garden and across the lane; substantial brick featured chimney breast with feature multi-fuel stove inset to the fireplace and large paved hearth, substantial exposed ceiling beams and joists, picture lights and wall light fittings. Glazed panelled double doors through to snug and to:





**Large Conservatory** with a most appealing view out over the landscaped rear garden; pitched roof level, radiator, pendant light fitting and power points. French doors providing access out onto the rear garden patio area.

**Snug** having a southerly outlook over the front grounds; fireplace with feature solid timber mantle to chimney breast and tiled hearth suitable for a gas fired ornamental stove heater; substantial exposed ceiling beam and ceiling joists, dado rail and electric wall panel heater. Panel double doors through to dining kitchen and obscure glazed panel door to:

**Home Office** with a very pleasant outlook over the rear garden; substantial ceiling beam and exposed ceiling joist, built in storage cupboard space to one corner and electric wall panel heater.

**Living Dining Kitchen** having a very pleasant southerly outlook over the front garden and secondary drive entrance; appointed with a comprehensive range of solid oak kitchen units comprising; single drainer one and a half bowl ceramic sink unit with cupboard space and concealed dishwasher beneath and to the corner a concealed upright fridge/freezer. Further work surface extends around the adjoining wall with cupboard and drawer space beneath and room between units for a Rangemaster cooking range with an attractively featured concealed cooker hood and an accompanying range of wall of space on either side above. There is tall two-tier cupboard unit, a large central formal oak featured island with cupboard and drawer space below.

There is a good-sized dining area to one end of the room, a brick feature chimney breast having multi-fuel stove with back boiler for central heating inset on a paved hearth, a good sized, walk-in Cloaks Cupboard with small wash hand basin. Tiled splash back to work surface areas, tiled floor, and inset ceiling spotlight fittings. Glazed panelled door to rear entrance lobby and panelled door to:



**House and Annex Rear Entrance Lobby** with tiled floor and access to roof space; obscure double glazed uPVC stable style rear entrance door to grounds, doors through to annex living room and to:

**Downstairs Shower Room** attractively appointed to a very good standard comprising corner shower cubicle with Mira shower fitting and accompanying mermaid board style splash back to walls, large wash hand basin with toiletry cabinet and drawers below, inset wall alcove for a toiletry mirror as required and low-level WC. Ladder back style radiator/towel rail, tiled floor, inset ceiling spotlight fittings, electric storage heater and extractor vent.



A wonderful **Integral Family Annex** providing high-quality accommodation for extended family as needed. There is an adjoining exterior integral Stable/Garden Store which, subject to any necessary appropriate consents, could be converted into yet more annex accommodation. The Annex comprises:

**Good sized Living Room** with an easterly outlook from the French doors out across the garden patio area, contemporary style mock feature fireplace with fitted electric fire and an electric panel wall heater. Door through to:

**Bedroom 1** having an easterly view out over the grounds and an electric wall panel heater. Doors through to adjoining bedroom and to:

**Large Wet Room Style En-suite Shower Room** comprising a large open shower cubicle area with glass screen on one side with accompanying full height wall tiling, Mira shower fitting and tiled gully floor, wash hand basin with toiletry cupboard and drawer space below and low-level WC. Tiled floor to all areas, ladder back style radiator/towel, inset ceiling spotlight fittings and extractor vent.

**Bedroom 2** of excellent proportions having attractive easterly outlook into the grounds; access to roof space and electric wall panel heater.

**First Floor -Landing** having a built-in airing cupboard containing the insulated hot water cylinder; electric wall panel heater and decorative wall light fittings. Cottage style braced panelled doors through to all adjoining accommodation

**Bedroom** with a very pleasant outlook down over the front of the property and across the lane; exposed roof timber, dado rail and radiator.

**Family Bathroom** having a very pleasant view out over the rear landscape garden; corner panelled bath with Triton shower fitting, shower curtain rail and accompanying wall tiling above; pedestal wash basin with splashback, low-level WC, illuminated toiletry mirror and electric wall panel heater.

**Bedroom** with a northerly view out of the conservatory and beyond to the large sheltered landscaped rounds; exposed wall timbers, dado rail and radiator. Cottage style braced panelled door through to:

**Bedroom** having a southerly outlook from the feature bow window; exposed wall timbers, dado rail, access to roof space and radiator.



# Carnation Cottage

Approximate Gross Internal Area  
Ground Floor = 164.8 sq m / 1774 sq ft  
First Floor = 55.2 sq m / 594 sq ft  
Total = 220.0 sq m / 2368 sq ft



**Ground 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

There is a pleasant garden area to the front of the cottage off which there is a gated vehicular access to a short driveway/parking area. The garden is attractively landscaped with a low feature brick wall, topped with decorative metal railings, to the lane frontage. There are double five bar gates to the main entrance to the eastern corner of the frontage with a gravel driveway providing more than ample parking for family and visitors, as well as access to the large timber **Double Garage** with double sets of entrance doors, service door to rear, fluorescent lighting strips and power points.

From the driveway a gate through a low picket fence to the very pleasant paved patio garden area onto which the French doors of the Conservatory and the Annex Living Room open.

Integral to the rear of the Annex is the large integral Stable/Garden Store which offers potential for further conversion into additional annex accommodation should this be required subject to appropriate consents. There is a fluorescent lighting strip and power point.

The main gardens, have been substantially been laid to lawn, are sheltered and surprisingly private being substantially enclosed by panelled fencing. There is a feature spinney of trees, a water feature and a Summerhouse. To the rear of the garden there is Lincolnshire post and rail fencing and access through to the very large former vegetable garden/chicken run area, which could prove ideal for a range of children's sporting/play activities, or for use as added formal garden. There are exterior lights fittings and power point, as well as an outside water tap.

**North Kesteven District Council: C**

**ENERGY PERFORMANCE RATING: E**

**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

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## THE AREA

Five Mile Lane provides access to mile upon mile of quite country walks, including a footpath/bridleway along the bank of the River Witham, right through to the historic City of Lincoln to the west.

The property is approximately 1 mile from both Washingborough and Heighington villages, with Washingborough having popular public houses, a well-respected primary school, doctor's surgery, the renowned Washingborough Hall Hotel, a Co-op supermarket, new Sainsbury's food take aways and more. The cottage is just a 10 minute (4 mile) drive away from the Lincoln Eastern Bypass.

This wonderful city with its historic cathedral, towering over the surrounding Lincolnshire countryside, offers an excellent range of shopping and social facilities for the region, as well as an ever-growing Lincoln University, set around the Brayford Pool Marina in the city centre.



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