



Waterside Cottage, Billingham
Offers in Excess of £525,000



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Key Features

- Detached Cottage
- Five Bedrooms
- Immaculately Presented Throughout
- Character Features
- Impressive South Facing Rear Garden
- Large Garage/Workshop
- EPC rating TBC
- Current Council Tax Band D





Welcome to Waterside Cottage, a beautifully presented five-bedroom detached family home, peacefully positioned within the popular village of Billingham.

Offering an exceptional blend of character and contemporary living, this unique home has been thoughtfully updated while retaining a wealth of original charm, including traditional barn-style internal doors, exposed brickwork and beautifully proportioned living spaces. A welcoming entrance hall leads into the impressive lounge, where a magnificent exposed brick open fireplace with a wood burning stove forms the heart of the home, creating a warm and inviting focal point. Nestled within the fireplace is a charming timber barn door, providing a unique and characterful link through to the immaculate kitchen/diner. Beautifully appointed with an extensive range of units, generous worktop space and ample room for family dining, the kitchen also benefits from an adjoining utility area and separate study. Beyond, the light-filled garden room, complete with a striking lantern roof, provides a versatile additional reception space, currently arranged as both a dining and seating area, with French doors opening onto the landscaped rear garden and a charming courtyard with an outside WC.

The first floor offers four generous bedrooms, including a superb principal suite complete with a dressing area and en suite shower room. Three further well-proportioned bedrooms are served by a stylish family bathroom, making this an ideal layout for growing families.

Occupying the second floor, the converted loft has created a fantastic fifth double bedroom with its own en suite, enjoying elevated views across the beautifully landscaped south-facing garden and the surrounding Lincolnshire countryside, making it an ideal guest suite, teenager's retreat or peaceful home office.

Stepping outside, the south-facing landscaped rear garden is undoubtedly one of Waterside Cottage's standout features. Lovingly designed and meticulously maintained, it offers a variety of seating areas to enjoy throughout the day, an established pond home to mature fish, colourful flower beds, mature shrubs, a delightful summer house and several useful storage buildings. The garden extends down to the Skirth River, creating a peaceful waterside setting that is rarely found. A substantial garage and workshop offers exceptional versatility and has previously been used for boat building, making it ideal for hobbyists, classic car enthusiasts or anyone requiring extensive storage and workshop space.





Billingham is a thriving Lincolnshire village offering an excellent range of everyday amenities, including a primary school, convenience stores, public house, a doctor's surgery and pharmacy. Well positioned for easy access to Sleaford, Lincoln, Boston and Newark, the village is an excellent choice for commuters while retaining a relaxed rural atmosphere. Surrounded by beautiful open countryside, scenic walks and the nearby fens, Billinghay offers the perfect balance of village charm and modern convenience, making Waterside Cottage a truly special place to call home.



Agents Note

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Floorplan



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