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Wayland Smithy, Church Lane, Willoughby, LN13 9SU



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£475,000



lovelle

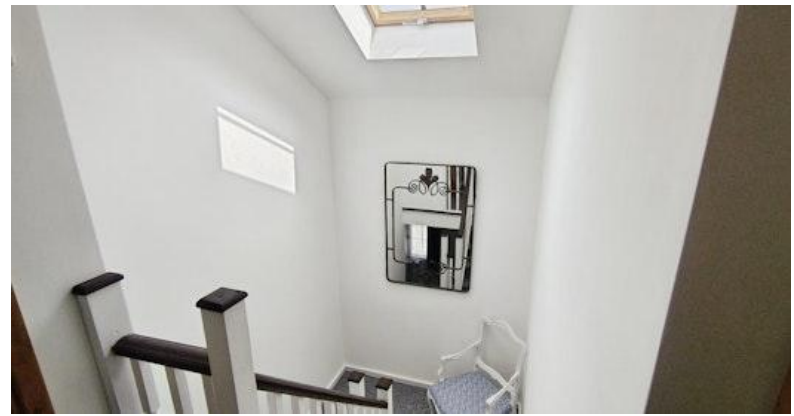
When it comes to  
property it must be



£475,000

 5  3  1

- Key Features**
- Striking Beautifully Refurbished Character Property
  - Five Bedrooms
  - Family Bathroom, Shower Room & En-Suite
  - Large Lounge-Diner with Bi-Folding Doors to Rear Garden
  - Double Open Fronted Garage
  - Good Size Rear Garden
  - EPC rating E
  - Tenure: Freehold





Fully renovated but retaining character - fabulous position overlooking village green! Lovingly restored by the current owner this former smithy has been thoughtfully renovated to create beautifully presented and versatile accommodation! The accommodation has two stair cases and therefore the layout offers flexible accommodation that could suit one family or multi-generational living/annexe accommodation or an income from a holiday let! There are five bedrooms in total but again layout offers scope to use one as a further reception room if required. There is an en-suite shower room to the master, family bathroom and further downstairs shower room, utility room, gorgeous kitchen, large lounge-diner with bi-folding doors opening to the rear a garden which is a good size and fully enclosed. Brilliant, quaint village location with the village pub next door and overlooking the village green to the front. Willoughby has filling station/small shop, village hall and bowling green, primary school and bus services. The Market Town of Alford is just over 3 miles away with further amenities and the highly regarded Queen Elizabeth Grammar School and the coastal resort of Skegness just 10 miles away with golden sandy beaches and the Gibraltar Point Nature Reserve. Willoughby sits at the foot of the Lincolnshire Wolds an Area of Outstanding Natural Beauty and is surrounded by beautiful countryside offering great walking opportunities and lots of nature on your doorstep!

## Hall

Entered via a wooden front door, with understairs cupboard, stairs to the first floor, door to open fronted garage, doors to shower room, utility room and;

## Kitchen

5.03m x 3.88m (16'6" x 12'8")

With aluminium double glazed window to the front aspect, door to the front aspect/driveway, understairs storage cupboard, fitted with range of base and wall cupboards with worktops over, ceramic Butler style sink, integrated electric oven, integrated halogen hob with extractor over, space for American fridge freezer, butchers block on wheels, plumbing for washing machine, doors to lounge/diner and stairs to master bedroom.

## Shower Room

2.28m x 1.38m (7'6" x 4'6")

With shower cubicle, wash hand basin inset to vanity unit, low level WC, convector panel heater, spotlights, extractor.

## Utility Room

2.31m x 2.11m (7'7" x 6'11")

Doors to the rear garden, fitted with base and wall cupboards, one and half bowl ceramic sink, space for washing machine, tumbler dryer, convector panel heater.

## Lounge-Diner

With aluminium double glazed window to the rear aspect, oak double glazed bi-fold doors to the rear garden, space for wood burning stove, media wall including TV, two convector panel heaters, exposed beams, door to;

## Downstairs Bedroom (Two)

4m x 3.28m (13'1" x 10'10")

Oak double glazed window, convector panel heater, door to stairs.

## Master Bedroom (One)

4.05m x 3.44m (13'4" x 11'4")

Stairs from the kitchen lead up to the bedroom, exposed beams to the ceiling, aluminium double glazed window to the front aspect, cupboard housing hot water tank, further storage cupboard over stairs, convector panel heater, door to;

## En-suite

With Velux window, pedestal wash hand basin, walk in shower, low level WC, tiled floor, spotlights, extractor, convector panel heater.

## Landing

Doors to the bathroom and inner landing.

## Bathroom

3.86m x 2.08m (12'8" x 6'10")

Lincolnshire sash window to the front aspect with secondary double glazing, convector panel heater, rolltop bath with ball and claw feet, low level WC, pedestal wash hand basin.

## Inner Landing

With convector panel heater, large eaves storage cupboard, cute 'nook' with window (restricted headroom) which in the agent's opinion offers an ideal space for a pet bedroom area or for kids to read/chill.

## Bedroom Three

5.77m x 2.54m (18'11" x 8'4")

With Velux style window, convector panel heater, exposed beam.

## Bedroom Four

2.35m x 2.16m (7'8" x 7'1")

With window with secondary double glazing to the rear, convector panel heater.

## Bedroom Five

2.36m x 2.14m (7'8" x 7'0")

With window to the rear aspect, convector panel heater.

## Outside

To the front is block paving which leads to the open fronted garage. The rear garden is laid to patio and spilt level lawns with timber storage shed and brick built store, all enclosed by walling and fencing.

## Open Fronted Double Garage

6.79m x 5.69m (22'4" x 18'8")

With wide openings to allow wider/larger vehicles access, power and light. Door into the house and attached brick store.

## Vehicle Charging Point

3 phase is installed to the property, allowing the installation of a 22kw vehicle fast charger.





## Services

The property electricity, mains water and drains. We have not tested any heating systems, fixtures, appliances or services. Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.

## Location

Brilliant, quaint village location with the village pub next door and overlooking the village green to the front. Willoughby has filling station/small shop, village hall and bowling green, primary school and bus services. The Market Town of Alford is just over 3 miles away with further amenities and the highly regarded Queen Elizabeth Grammar School and the coastal resort of Skegness just 10 miles away with golden sandy beaches and the Gibraltar Point Nature Reserve. Willoughby sits at the foot of the Lincolnshire Wolds an Area of Outstanding Natural Beauty and is surrounded by beautiful countryside offering great walking opportunities and lots of nature on your doorstep!

## Directions

From Skegness take the A158 out of town and at Gunby Roundabout take the third exit onto Gunby Road (signposted Welton and Willoughby). Follow until you come into Willoughby and turn right at the pub and the property is next door to the pub.

## Material Information Link

All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

<https://moverly.com/sale/Dq7iahdkbrNwsGBbepYL/view>

## Material Information Data

Tenure: Freehold

Council tax band: E

EPC rating: E

Detached house, standard brick and block construction

5 bedrooms, 3 bathrooms, 1 reception

Accessibility adaptations: None  
 Loft: insulated and unboarded, accessed by Hatch in utility.  
 Outside areas: Rear garden  
 No spray foam insulation  
 Mains electricity  
 Mains water  
 Mains foul drainage  
 Mains surface water drainage  
 Heating: Room heaters only  
 Heating features: Double glazing and wood burner  
 Broadband: FTTP (Fibre to the Premises)  
 Parking: Driveway and Garage  
 Not in a controlled parking zone  
 No disabled parking available  
 EV charging point installed  
 Not a listed building  
 Not in a conservation area  
 No tree preservation order  
 No environmental risks recorded  
 No specialist issues recorded  
 Onward chain: yes

### Land Registry Restrictions

There is a rule stating that if the property is sold by only one person, they must appoint another person to help handle the sale money. This is a common legal safeguard for properties owned by more than one person. The Transfer deed dated 12 February 2020 contains restrictive covenants. These are 'do not' rules that limit how the land can be used. You should review the specific details in the deed to ensure they do not interfere with your plans for the home.

### Local Authority

This property falls within the geographical area of East Lindsey District Council - 01507 601111.  
<https://www.e-lindsey.gov.uk/>

### Viewing

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01754 769769. We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

### How to make an Offer

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than the stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovell.co.uk/privacy-policy/> and you can opt-out at any time by simply contacting us. For any offer, you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		59 D
39-54	E	51 E	
21-38	F		
1-20	G		



GROUND FLOOR  
1361 sq.ft. (126.5 sq.m.) approx.



1ST FLOOR  
831 sq.ft. (77.2 sq.m.) approx.



TOTAL FLOOR AREA : 2192 sq.ft. (203.6 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.  
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