



16 The Green Welbourn, LN5 0NJ



Book a Viewing!

£185,000

A beautiful Grade II listed Stone Cottage, steeped in history and character, occupying a delightful position in the highly sought after Cliff Village of Welbourn. The property is the birthplace of the renowned Sir William Robertson and has been well maintained by the current owner, preserving its wealth of original features and period charm. The light filled accommodation comprises a welcoming lounge with two attractive bay windows, a fitted kitchen diner, and a first floor landing leading to two generous double bedrooms and a shower room. Outside, the property enjoys an attractive courtyard garden to the front, established cottage gardens to rear, and two useful brick-built outbuildings. A truly unique home combining historical significance with timeless character in one of Lincolnshire's most desirable cliff villages. Viewing is highly recommended.





LOCATION

Welbourn is a picturesque and highly sought after Cliff Village, situated approximately 11 miles South of the Cathedral City of Lincoln and around 8 miles North West of Sleaford. The village is renowned for its attractive stone built properties, conservation area, and strong sense of community. Residents enjoy a range of local amenities including a village shop and Post Office, Pub, village hall, playing fields, and a well regarded primary school, while the nearby Sir William Robertson Academy provides secondary education. The village is also home to the historic St Chad's Church and the scheduled ancient monument of Castle Hill, with an abundance of countryside walks and access to the Viking Way nearby. Excellent road links via the A607 provide convenient access to Lincoln, Grantham and the A1, making Welbourn an ideal location for those seeking village living with excellent connectivity

ACCOMMODATION

LOUNGE

12' 7" x 12' 5" (3.85m x 3.81m) With main entrance door, two bay windows to the front aspect, electric fire set within a decorative fireplace and electric storage heater.



KITCHEN

12' 0" x 11' 3" (3.68m x 3.45m) Fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, electric oven and hob, space for washing machine, under stairs storage cupboard, Heritage double glazed window to the rear aspect, door to the garden, tiled splashbacks and electric storage heater.

HALL

With staircase to the first floor.

FIRST FLOOR LANDING

BEDROOM ONE

12' 7" x 12' 3" (3.84m x 3.75m) With sash window to the front aspect and electric storage heater.

BEDROOM TWO

12' 2" x 8' 0" (3.72m x 2.45m) With sash window to the Heritage double glazed window to the rear aspect, double wardrobe and electric storage heater.

SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, pedestal wash hand basin and close coupled WC, electric storage heater, part tiled walls and double glazed window to the rear aspect.

OUTSIDE

To the front of the property there is a courtyard garden with mature shrubs. To the rear there is a beautiful enclosed cottage style garden well stocked with shrubs and flowerbeds. There are two brick outbuildings for storage.

KEY FACTS FOR BUYERS

SERVICES

Electricity, water and drainage mains services available.
Electric storage heating.

EPC RATING — Exempt.

COUNCIL TAX BAND — B.

LOCAL AUTHORITY - North Kesteven District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here - [Mobile Checker](#)





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GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

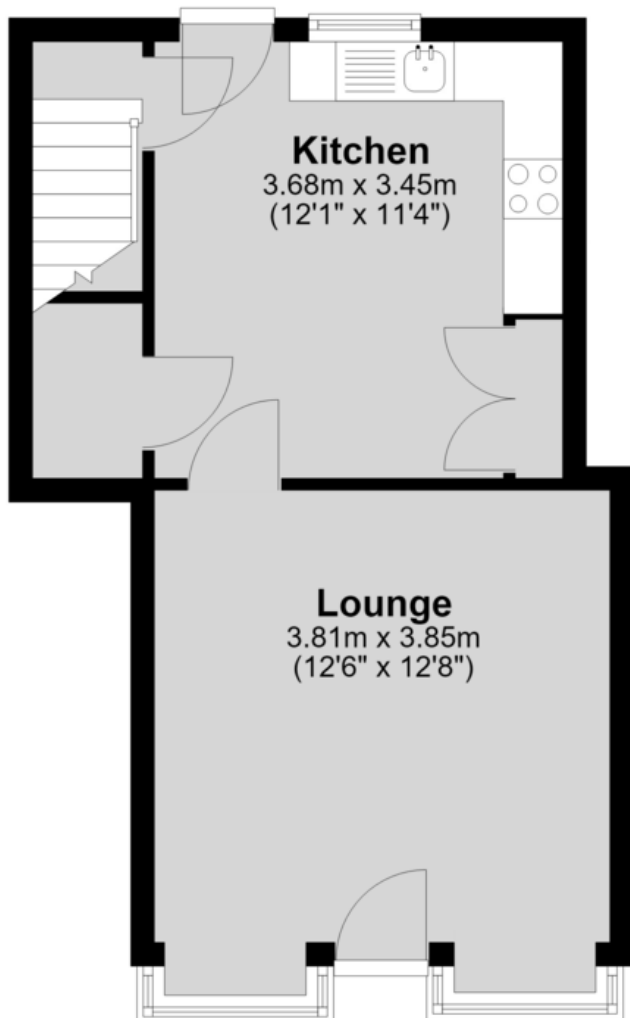
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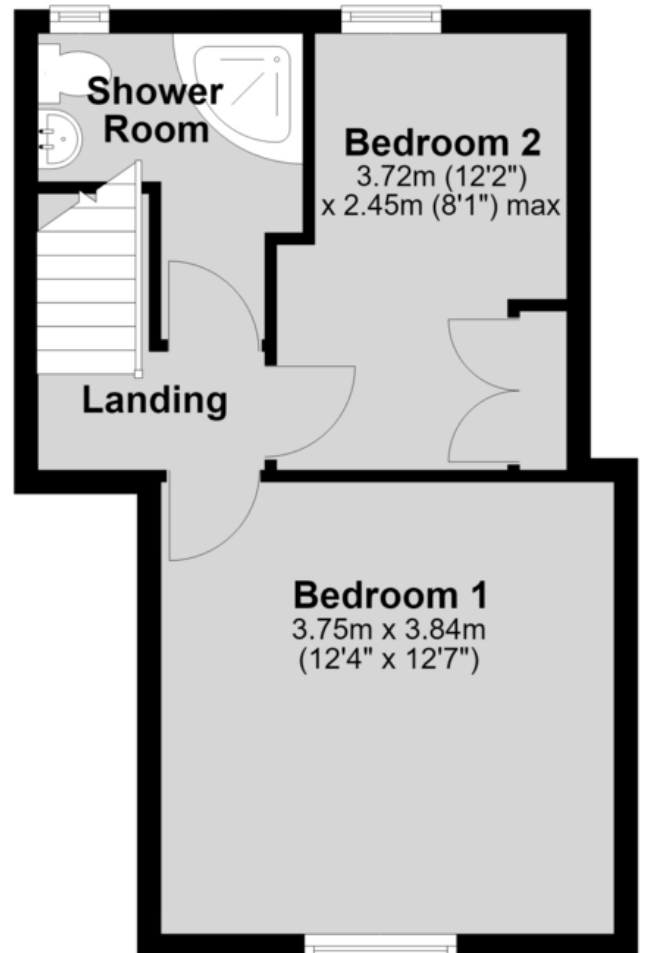
Ground Floor

Approx. 32.0 sq. metres (344.6 sq. feet)



First Floor

Approx. 31.2 sq. metres (336.3 sq. feet)



Total area: approx. 63.3 sq. metres (680.9 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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