



Wellhead Lane, Nocton



### Offers Over £550,000

- Private Detached House
- Four Double Bedrooms
- Approx 1 Acre Plot
- Private Woodland
- Ensuite, Bathrooms & Downstairs Shower Room
- Popular Location
- Tenure: Freehold
- EPC Rating E



A beautiful detached family home set within a peaceful countryside location, surrounded by mature gardens, open views and its very own private woodland.

The property enjoys a wonderful sense of space, privacy and tranquility, with established grounds and natural surroundings creating a truly special setting. The private woodland provides a rare and unique feature, perfect for those looking to enjoy nature, outdoor space and countryside living.

Offering the perfect blend of rural charm and everyday convenience, this is a fantastic opportunity to acquire a distinctive countryside home in a picturesque and private location.

The accommodation on offer comprises Reception Hall, Formal Lounge, Snug, Dining Room, Office, Kitchen, Utility Room/Laundry Room and Shower Room to the ground floor. To the first floor there are Four Bedrooms with Hidden En-Suite to the main and Family Bathroom. Externally the property offers spacious lawned gardens to both the front and the rear with multiple seating areas, cabin and vegetable plots.

The property further benefits from a new timber framed garage, parking for up to ten cars and open field views.



### Entrance Hall

With a window to the side aspect, entrance door, storage cupboards and access to the wc.

### WC 6'10" x 6'3" (2.1m x 1.9m)

With a window to the side aspect, low level wc, wash hand basin, enclosed shower and radiator.

### Lounge 16'5" x 10'10" (5m x 3.3m)

With a bay window to the side aspect, two window to the front aspect and radiator.

### Snug 14'5" x 10'10" (4.4m x 3.3m)

With a bay window to the side aspect and radiator.

### Office 11'6" x 9'11" (3.5m x 3m)

With french doors to the side aspect and radiator.

### Dining Room 11'1" x 10'3" (3.4m x 3.1m)

With a window to the side aspect, storage cupboards and radiator.

### Kitchen 10'3" x 9'6" (3.1m x 2.9m)

With a window to the side aspect. Fitted with a range of wall and base units with worktops over, sink with drainer unit, multifuel range cooker hob, space and plumbing for a dishwasher

### Utility/Laundry Room 15'4" x 13'2" (4.7m x 4m)

With a window to the rear aspect. Fitted with a range of wall and base units with worktops over, storage cupboard, sink, island with worktop over and breakfast bar. space and plumbing for washing machine and tumble dryer.

### Landing

With a window to the side aspect and stairs to the ground floor.

### Bedroom One 13'4" x 12'3" (4.1m x 3.7m)

With a window to the side aspect, fitted wardrobes, en-suite and radiator.

### En-Suite 9'9" x 6'6" (3m x 2m)

With a window to the rear aspect, low level wc, wash hand basin, enclosed shower, panelled bath with shower over and radiator.





### Bedroom Two 14'5" x 13'0" (4.4m x 4m)

With a window to the side aspect, fitted wardrobes and radiator.

### Bedroom Three 9'10" x 7'11" (3m x 2.4m)

With a window to the front aspect and radiator.

### Bedroom Four 9'10" x 8'0" (3m x 2.4m)

With a bay window to the rear aspect, fitted wardrobe and radiator.

### Bathroom 6'9" x 6'5" (2.1m x 2m)

With a window to the side aspect, low level wc, wash hand basin, panelled bath with shower over and radiator.

### Outside

To the front of the property there is a long private drive leading to an open courtyard with room for up to ten cars. To the rear of the property there is a large lawned garden with patio area, vegetable plots and private cabin with field views to all aspects.

### Agents Note

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OUTBUILDING  
299 sq.ft. (27.5 sq.m.) approx.

GROUND FLOOR  
1124 sq.ft. (104.4 sq.m.) approx.

1ST FLOOR  
749 sq.ft. (69.6 sq.m.) approx.



WELLHEAD COTTAGE WELLHEAD LANE, NOCTON, LN4 2BW

TOTAL FLOOR AREA : 2172 sq.ft. (201.8 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E	40 E	
21-38	F		
1-20	G		



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