

3.924 Acres - Holly Cottage, Lissington Road

| Wickenby, Lincoln | LN3 5AB

£800,000

Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents.
Agricultural & Fine Art Auctioneers.

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Stunning Semi-Rural Detached Cottage which is set in 3.924 acres approximately. A Unique Opportunity to Live the Rural Dream or own it as a Lucrative, Lettable Holiday Home on the fringe of the Sleepy and Quiet Village of Wickenby, believed to date back to Doomsday times of 1086. The village boats the Broadbent Theatre, formerly the Free United Methodist Chapel but bought by the Holton Players who converted it into a one hundred seat theatre and named it the Broadbent Theatre in memory of Roy Broadbent, father of the actor Jim Broadbent, who designed the conversion. There was an old RAF airbase nearby which now serves as a small civilian airbase. The village is less than ten miles from both Wragby and Market Rasen both have good Primary Schools but Wickenby can also be served by Legsby Primary. Independent shopping can be found in both locations, whilst Market Rasen has a Tesco, Co-Op Food Store and Aldi plus a Railway Station for anyone needing to travel further afield. Secondary schooling can also be found here at the De Aston School. This will suit anyone looking for an Outdoor Life with Countryside Walks and Riding Out in Aplenty.
It has been the subject of a Loving Refurbishment and Restoration since the current owners bought the cottage in 2022. It previously had Planning Permission for a Detached Dwelling on the Orchard, this could be explored again, maybe if you would like your relatives to live nearby but would be subject to planning permissions.
Among the improvements are a Re-Fitted Kitchen, Ground Floor Shower Room, En-Suite and Bathroom and the Installation of a Second En-Suite. It also now boasts a Cinema Room and Outdoor Bar and games Room, affectionately called 'Tony's Bar' after the owner. In brief it comprises: Reception Hall, Cloakroom, Shower Room, Living Room, Dining Room, Cinema Room, Kitchen, Five Bedrooms, Two En-Suites and a Bathroom.

The Gardens and Paddock have various Outbuildings including Cow Stables, Double Garage and Workshop.

- Set in 3.924 Acres Approxiamtely
- Gorgeous Semi Rural Village
- Lovingly Restored & Refurbished
- Two Receptions plus Cinema Room
- Paddock & Potential Building Plot
- 'Live the Rural Dream'
- Beautiful Home or Business Opportunity
- New Kitchen & Bathrooms Throughout
- Five Bedrooms & Four Bathrooms
- Numerous Outbuildings and Cow Barn

Reception Hall

Approached through half panelled entrance door with six sealed unit double glazed multi panes inset. Minton style tiled floor. Stairs to First Floor with cupboard under. Two radiators. Beamed ceiling. Coat cupboard with oil fired boiler. White panel effect doors off. Half panelled and half multi pane glazed door to rear garden.

















Re-Fitted Cloakroom
White modern suite of Low level W.C. Trough style sink in white high-gloss finish vanity unit with double cupboard. Marble effect tiling. Chrome heated towel rail. Minton style tiled floor.

Living Room
11'3 x 14'1 (3.43m x 4.29m)
Multi pane uPVC double glazed, double doors to the front garden with matching side screens. Beamed ceiling. Oak effect floor. Multi fuel burner in brick surround. Radiator.

Separate Dining Room
14'0 x 12'0 minimum plus chimney recess (4.27m x 3.66m minimum plus chimney recess)
Oak effect floor. Beamed ceiling. Radiator. uPVC multi pane double glazed, double doors with matching side screens to front garden. Open fire with Victorian style cast iron surround and tiled cheeks with wooden mantel over.

Cinema Room
14'1 x 11'10 (4.29m x 3.61m)
Vertical radiator. Wood effect tiled floor. uPVC multi pane double glazed bi-fold doors to rear garden. Raised area with fixed cinema seating.

Newly Installed Ground Floor Shower Room
10'4 x 7'11 (3.15m x 2.41m)
Large walk-in shower enclosure with glazed screen. Low level W.C. Twin wash hand basins in white high-gloss finish vanity unit with two double cupboards and drawers. Wood effect tiled floor. Grey marble effect tiling to full height. Chrome heated towel rail. Window to rear.

Re-Fitted Kitchen/Breakfast Room
14'1 x 11'10 (4.29m x 3.61m)
Comprehensive range of grey high-gloss finish wall and base units plus peninsula breakfast bar with curved edges and white quartz surfaces. Built-in larder fridge and freezer. Built-in dishwasher. Twin electric ovens. Five ring Neff electric hob with glass extractor hood over. Metro style tiling to splashback areas. Worksurface lighting. Radiator. Windows to the side and rear. Tiled floor. Radiator.

First Floor Landing
Double 'floor to ceiling' airing cupboard housing hot water tank.

Bedroom One
14'2 x 13'10 (4.32m x 4.22m)
Windows to side and rear. Double radiator. White panel effect door to:-





















En-Suite Bathroom

White suite of double ended bath having telephone style mixer tap/shower attachment. Corner shower cubicle. Low level W.C. Wash hand basin in white high-gloss finish vanity unit with double cupboard under. Wood effect tiled floor. Chrome heated towel rail. Grey marble effect tiling to full height. Window to rear.

Bedroom Two

14'2 x 9'10 minimum plus recess (4.32m x 3.00m minimum plus recess)

Window to front. Radiator. White panel effect door to:-

En-Suite Shower Room

White suite of step-in shower. Trough style sink and W.C. in grey high-gloss finish vanity unit with one double and one single fitted cupboard. Tiled floor. Chrome towel rail. Grey marble effect tiling to full height.

Bedroom Three

14'2 x 14'0 mximum (4.32m x 4.27m mximum)

Window to front. Radiator.

Bedroom Four

10'5 x 14'0 (3.18m x 4.27m)

Radiator. Windows to side and rear.

Bedroom Five or Study

8'0 x 7'11 (2.44m x 2.41m)

Radiator. Window to front.

Re-Fitted Main Bathroom

White suite of 'Free-Standing' double ended tub. Step-in shower. Low level W.C. Wash hand basin in white high-gloss finish vanity unit. Wood effect tiled floor. Grey marble effect tiling to full height. Chrome heated towel rail. Window to rear.

Grounds, Gardens and Paddock of 3.924 Acres Approx

Front Garden

Expanse of lawns and long driveway meaning this home is set well back from the road and offers a good degree of privacy.

Front Orchard Area
Previously with Planning Permission for a Detached Dwelling.

Rear Garden
Large Patio area. Hot tub. Greenhouse. Lawns.

Tony's Bar or Double Car Port
25'1 x 11'5 (7.65m x 3.48m)
Exposed brickwork. Fitted kitchen cupboards. Light and electric.

Double Garage
Up and over door.

Single Garage
11'10 x 17'6 (3.61m x 5.33m)
Approached through double opening timber doors.

Large Workshop
26'4 x 16'2 (8.03m x 4.93m)
Light and electric. Incorporating Gardener's Outside W.C. with Low level W.C. and Pedestal wash basin.

Paddock
Stocked Coarse Fishing Pond and separate Koi Carp Pond. Two Fields Shelters. Two Cattle Stables.

Additional Information
Tenure: Freehold
Services: Mains Electric & Water, Septic and Oil Fired Heating
EPC Rating: E
Broadband: Unknown
Council Tax Band: As a Commercial Property, it is not currently listed for Council Tax.
Agents Note: Change of Use being sorted by the owner if bought for Residential Usage.







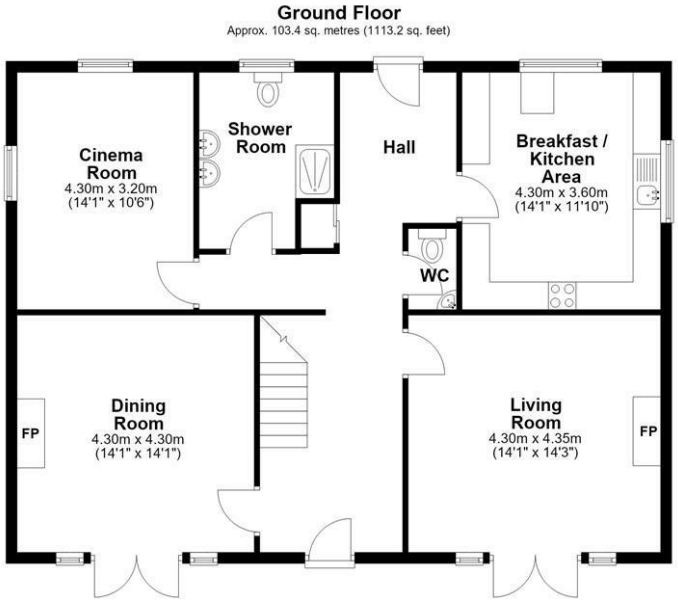


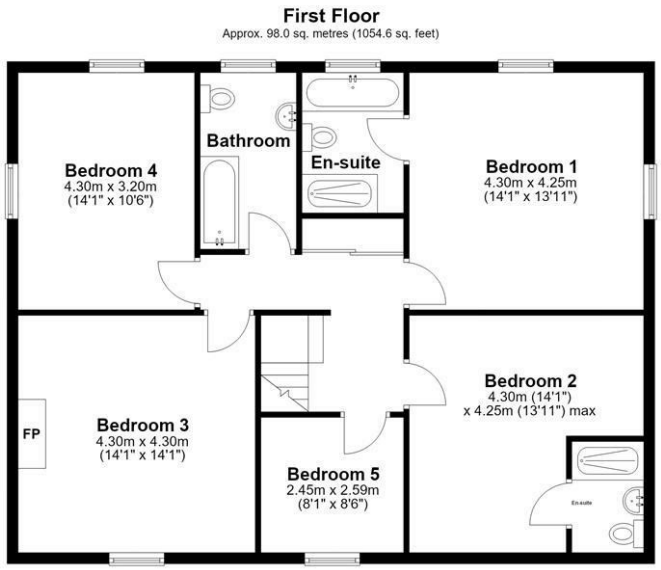






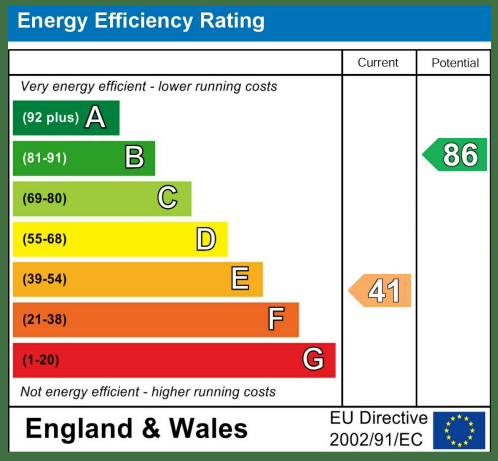






Total area: approx. 201.4 sq. metres (2167.8 sq. feet)

Robin Mapleston (info@epcforproperty.net) / Plan is for illustration and marketing purposes only
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Agents Note:
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