



**Barley Cottage, Cliff Road, Wellingore,  
Lincoln, LN5 0HY**



Book a Viewing!

**£395,000**

Tucked away in a peaceful setting just off Cliff Road, in the highly sought after Cliff village of Wellingore, a beautiful character cottage. Blending period charm with modern comfort, the home showcases an abundance of original features alongside thoughtfully designed living spaces. The accommodation comprises of a welcoming light filled Garden Room, a characterful Breakfast Kitchen, an elegant Lounge, a charming Dining Room and a Cloakroom/WC. The First Floor provides two generous Double Bedrooms and a Bathroom with a separate WC/Utility. In addition, the converted Attic offers an inviting third Bedroom/Study and a cosy Snug - perfect as a retreat, home Office, or creative space. Outside, the cottage enjoys a gravelled driveway with garage and picture-perfect cottage gardens, brimming with colour and character – a true haven for outdoor living and entertaining. A property of this calibre, steeped in charm yet designed for modern living, is a rare opportunity. Viewing is highly recommended to fully appreciate the lifestyle and delightful accommodation on offer.







#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING** — to follow.

**COUNCIL TAX BAND** — C.

**LOCAL AUTHORITY** - North Kesteven District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

#### **LOCATION**

The popular Cliff village of Wellingore is located approximately 12 miles South of the historic Cathedral and University City of Lincoln and benefits from two public houses and a Post Office. Nearby Navenby has a full range of village shops including a Co-op, pharmacy, Doctor's surgery, hairdressers, tearoom, bakers and a village primary school. There are also good road links to Newark, Grantham and the A1 and a regular bus service into the City of Lincoln and Grantham.





## ACCOMMODATION

### GARDEN ROOM

11' 0" x 8' 10" (3.36m x 2.71m) A bright and airy entrance to the property with two double glazed windows to the front aspect, partially exposed painted brick walls, Velux window tiled flooring and radiator.

### KITCHEN/BREAKFAST ROOM

14' 7" x 11' 4" (4.45m x 3.47m) Fitted with a traditional range of wall and base units with solid wooden work surfaces over, Belfast sink with hot and cold taps, cooker and fridge (included in sale), tiled flooring and splashbacks, ceiling beams, window to the front and rear aspects and radiator.

### LOUNGE

13' 10" x 13' 9" (4.24m x 4.20m) With feature fireplace with log burner inset, double glazed window to the front aspect, wall lights, radiator, exposed ceiling beams and exposed stone wall.

### DINING ROOM

13' 4" x 10' 6" (4.08m x 3.21m) With decorative fireplace, two secondary glazed traditional opening windows to the front aspect, storage cupboard with shelving, staircase to the first floor, exposed stone wall, ceiling beams, wall lights and radiator.



### CLOAKROOM/WC

With WC and wash hand basin, tiled splashbacks and window to the rear aspect.

### FIRST FLOOR LANDING

With exposed stone wall and fixed ladder to the second floor.



### BEDROOM 1

14' 4" x 11' 5" (4.37m x 3.49m) With double glazed window to the front aspect, built in storage cupboard, ceiling beams, wall lights and radiator.

### BATHROOM

Fitted with a three piece suite comprising of panelled bath, shower cubicle and pedestal wash hand basin, linen cupboard, radiator, exposed floorboards, double glazed window to the front aspect and access hatch to the loft.

### WC/UTILITY

With close coupled WC, plumbing for washing machine, radiator, wall mounted gas fired central heating boiler, exposed floorboards and single glazed window to the rear aspect.







## BEDROOM 2

13' 7" x 9' 8" (4.16m x 2.97m) With double glazed window to the front aspect, pedestal wash basin, over stairs storage cupboard, decorative cast iron fireplace, ceiling beams, wall lights and radiator.

## SECOND FLOOR

## BEDROOM 3

16' 2" x 10' 2" (4.95m x 3.11m) A charming room built into the attic with two skylights, exposed brick wall, ceiling beams and radiator, an ideal occasional bedroom or study area.

## SNUG

12' 4" x 10' 2" (3.78m x 3.12m) With skylight, exposed stone wall, ceiling beams and radiator.

## OUTSIDE

The property is approached by a gated gravelled driveway providing off street parking. There is a single garage with twin opening doors to the front and two windows to the side. There is a cottage style garden laid mainly to lawn with mature shrubs and flowerbeds.

## GARAGE

9' 1" x 16' 11" (2.76m x 5.15m)



## WEBSITE

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## SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

## REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

## BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

## 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

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

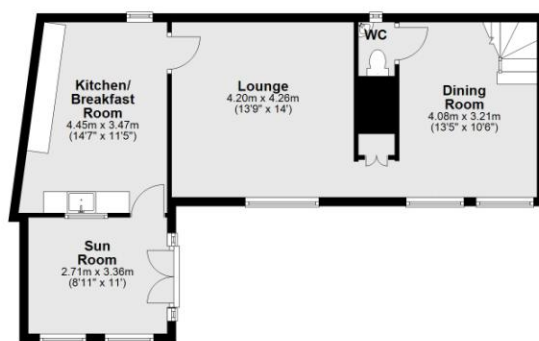
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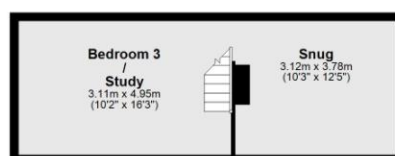
#### Ground Floor



#### First Floor



#### Second Floor



Total area: approx. 148.5 sq. metres (1598.4 sq. feet)  
**Bradley Cottage, Wellingore**



**29 – 30 Silver Street**  
**Lincoln**  
**LN2 1AS**  
**01522 510044**

**22 Queen Street**  
**Market Rasen**  
**LN8 3EH**  
**01673 847487**

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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