



## 3 Slate House Cottages

Ashby De La Launde, Lincoln, Lincolnshire, LN4 3JL

£400,000

## 3 Bedroom Cottage

- Freehold
- Beautifully presented three-bedroom period stone cottage
- Edge-of-village position with stunning open countryside views
- Approx. 1,352sqft of accommodation arranged over three floors
- Superb kitchen/breakfast room with island, pantry and ceiling lantern
- Impressive 21ft living/dining room with log-burning stove
- Three double bedrooms including a versatile second-floor suite
- Landscaped gardens with entertaining terraces and mature planting
- Gated gravel driveway providing extensive off-road parking
- EPC Rating - D, Council Tax Band - B

[Click here to access the Energy Performance Certificate for 3 Slate House Cottages, Ashby De La Launde, Lincoln, Lincolnshire, LN4 3JL](#)



## Overview

Occupying a delightful edge-of-village position with uninterrupted views across the Lincolnshire countryside, this beautifully presented three-bedroom period stone cottage combines character, style and modern convenience in a truly idyllic rural setting.

Originally forming part of the historic Blankney Estate, the property has been sympathetically renovated and enhanced to create a welcoming home that retains its period charm whilst offering bright, contemporary living spaces. Extending to approximately 1,352sqft, the accommodation is arranged over three floors and enjoys an abundance of natural light throughout.

At the heart of the home is the stunning open-plan kitchen and breakfast room, featuring shaker-style cabinetry, solid wood worktops, integrated appliances, a central island and a striking ceiling lantern that floods the room with daylight. A walk-in pantry, utility room and boot room provide excellent practical space, while the impressive 21ft living/dining room offers a wonderful environment for both relaxing and entertaining, centred around a charming log-burning stove.



The first floor provides two generous double bedrooms and a beautifully appointed family bathroom with freestanding bath and separate shower. The second floor offers a substantial third double bedroom, equally suited as a guest suite, home office or hobby room.

Outside, the property is approached via a private lane leading to a gated gravel driveway with extensive parking. The gardens are a particular highlight, having been thoughtfully landscaped to create a wonderful outdoor retreat. Generous lawns, established planting, gravelled entertaining terraces and well-defined boundaries combine with far-reaching countryside views to create a peaceful and highly private setting.

Rarely do properties combine such character, quality and location, making this an exceptional opportunity to enjoy village life surrounded by some of Lincolnshire's finest rural scenery.

AGENTS NOTE The property is approached by a private road over which it has right of access. This is owned by No 4 with maintenance shared between four properties. There are a number of covenants on the property of which further details are available including not to use the property as a business and certain rights in favour of Blankney Estates. Drainage for the property is to a septic tank.





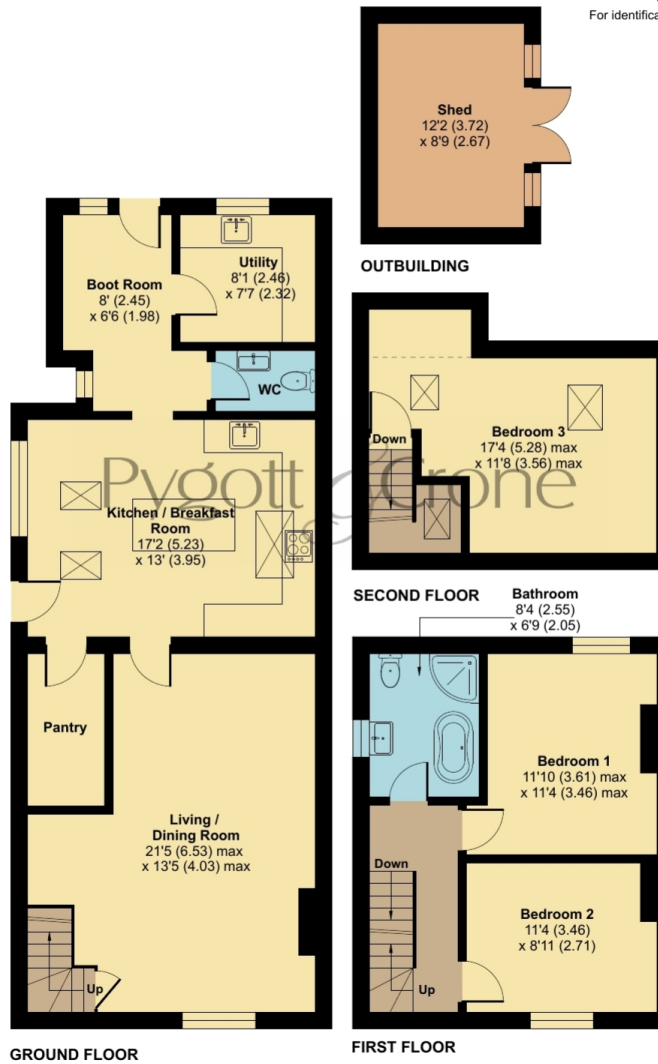
# Slate House Cottages, Ashby De La Launde, Lincoln, LN4



Denotes restricted head height

Approximate Area = 1352 sq ft / 125.6 sq m  
 Limited Use Area(s) = 18 sq ft / 1.6 sq m  
 Outbuilding = 107 sq ft / 9.9 sq m  
 Total = 1477 sq ft / 137.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthem 2026. Produced for Pygott & Crone. REF: 1480014



## Location



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