

Pygott & Crone

62 Station Road

Digby, Lincoln, Lincolnshire, LN4 3NF

£525,000

3 Bedroom Detached Bungalow

- Freehold
- Unique redevelopment / refurbishment opportunity
- Superb semi rural setting just outside village
- Former rail way station converted to family home
- Some 1,532sqft
- Extensive range of brick outbuildings
- Mature plot extends to some 1.3 acres
- Positive Pre Planning Application
- Exciting scheme for 4 dwellings
- EPC Rating - F, Council Tax Band - C

Click here to access the Energy Performance Certificate for 62 Station Road, Digby, Lincoln, Lincolnshire, LN4 3NF





Overview

Exciting and unique redevelopment / refurbishment opportunity is being offered for sale for the first time since 1971 and enjoying a superb semi rural setting just outside the popular village of Digby, adjacent to farmland but within walking distance of the village centre. Set within a mature 1.3 acre plot the property comprises a former railway station that has been converted to a characterful family home of some 1532sqft together with an extensive range of brick outbuildings offering immense potential.

The vendors have approached NKDC planning department and submitted a pre planning application for a scheme to redevelop the property and create four dwellings, two from converting the main house and a further two from converting the outbuildings. This application received a positive response and a copy of the report is available from the selling agents. A buyer will have to submit a full planning application for either this or an alternative proposal.





The existing house provides large entrance porch, 26ft x 15ft lounge, kitchen, shower room, bedroom 2 / reception room, principal bedroom 29ft x 13ft with dressing room off and access to CELLAR below. There is a large workshop adjoining to one end and further workshop / store to the other which could be incorporated in to the main dwelling. The property has oil fired central heating together with additional electric heating.

There are several outbuildings. Some adjoining the main dwelling with potential to be incorporated together with further brick buildings detached from the main dwelling. The grounds are mature with extensive grassed areas and a number of mature trees making a beautiful setting whether retained as one family home or developed in to a number of dwellings.

AGENTS NOTE The property has mains electricity and water but drainage is to a septic tank.

The neighbouring property which was the former goods yard has right of way over the driveway.















Proposed Visual View 'A' (n.t.s)



Proposed Visual View 'B' (n.t.s)



Proposed Visual View 'C' (n.t.s)

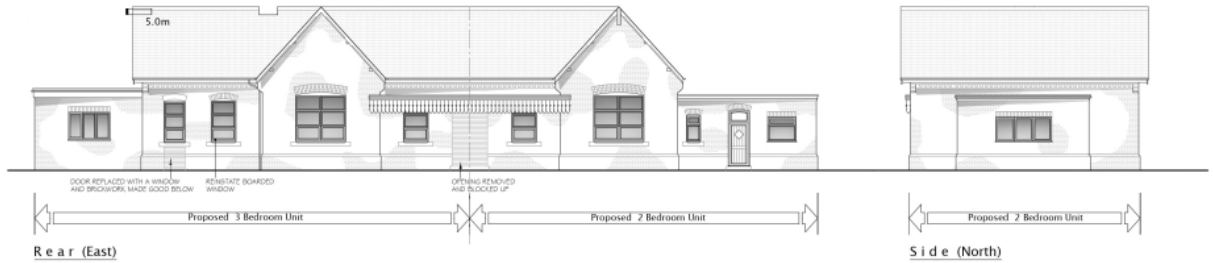




Front (West)

Side (South)

Proposed Elevations



Rear (East)

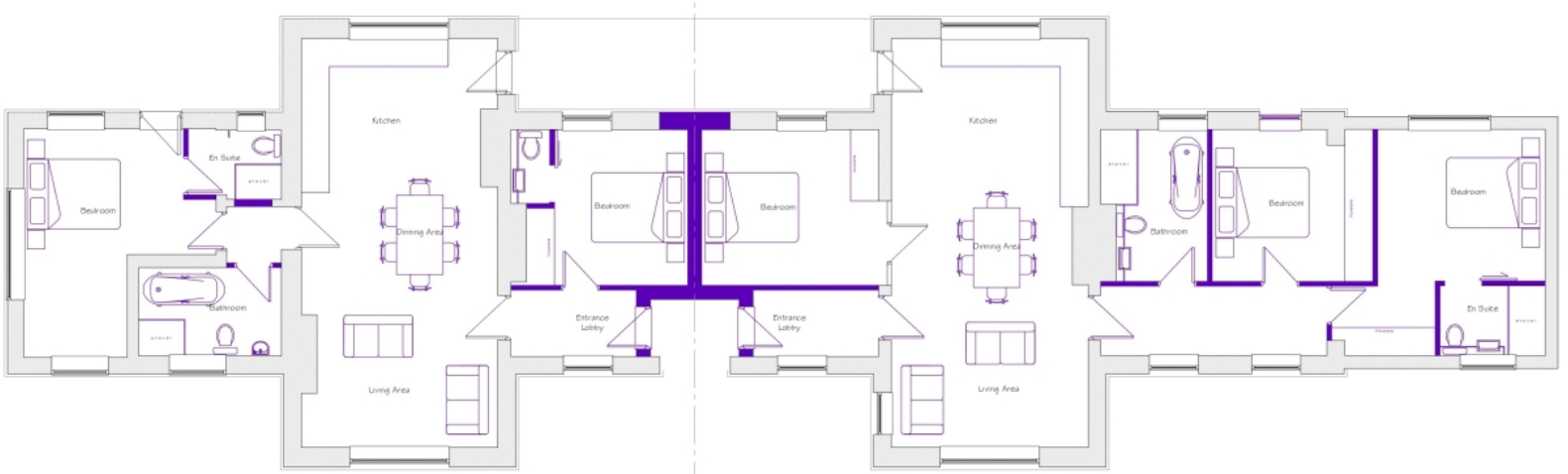
Side (North)



Proposed Visuals (n.t.s)



Proposed Visuals (n.t.s)



Proposed Floor Plan

Pre-Application Advice
62 Station Road, Digby
Lincoln
Lincolnshire

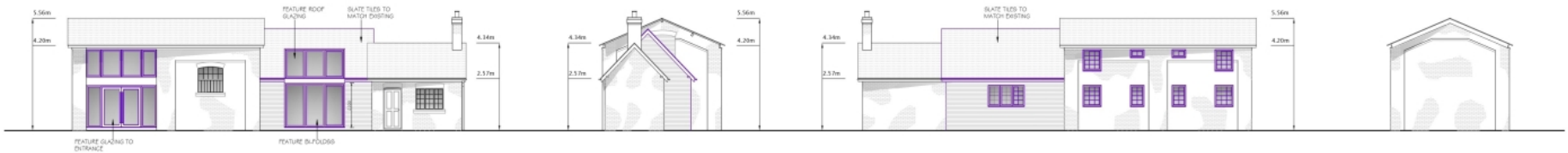
Main Building
Proposed Plans, Elevations and Visuals

253621-05

1:50
1:100

10/25

Rick Smith Design



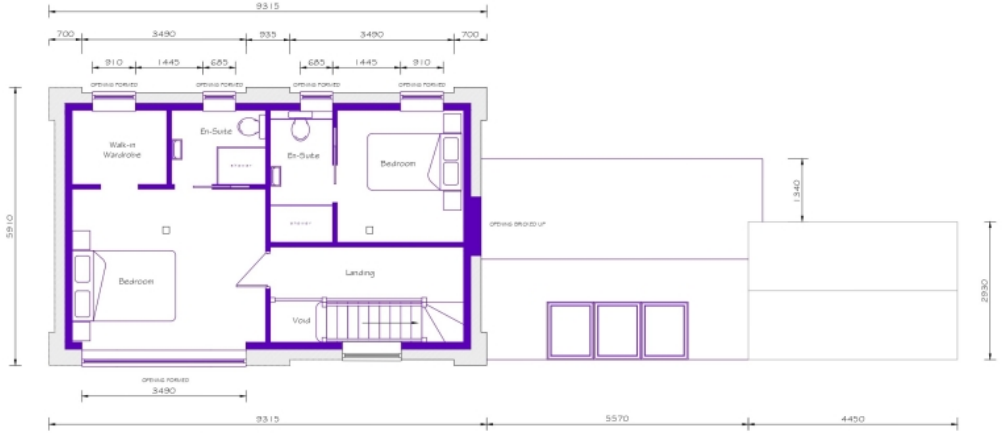
Front (East)

Side (North)

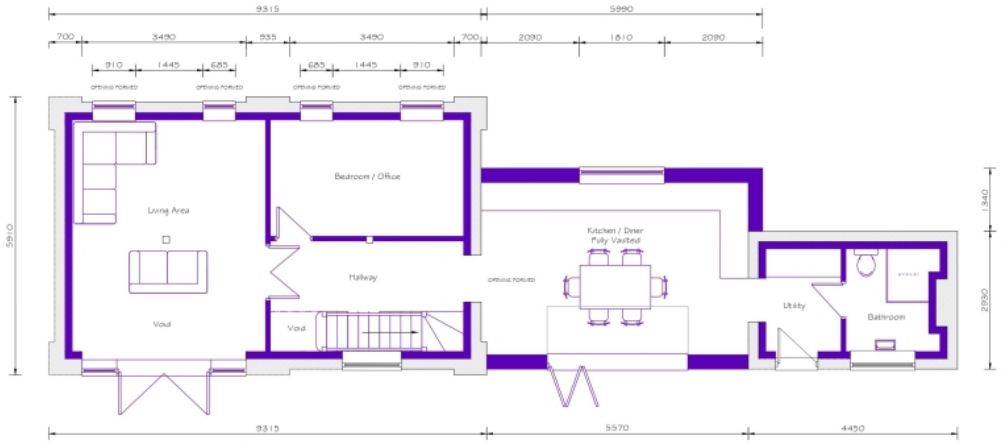
Rear (East)

Side (South)

Proposed Elevations



Proposed First Floor Plan



Proposed Ground Floor Plan



Proposed Visuals (n.t.s)



Proposed Visuals (n.t.s)



Proposed Visuals (n.t.s)

Revision | Amendment | Date

Client

Project
Pre-Application Advice
62 Station Road, Digby
Lincoln
Lincolnshire

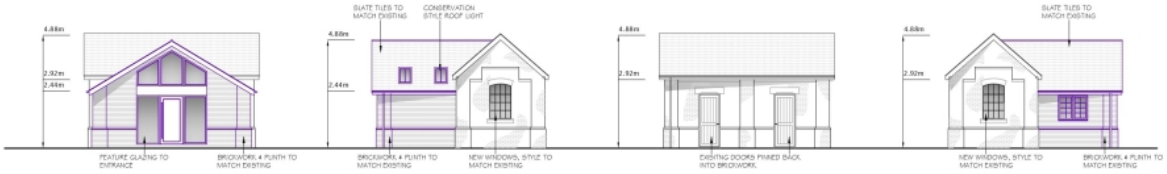
Drg Title
Outbuildings 2 & 3
Proposed Plans Elevations and Visuals

Drg No
253621-07

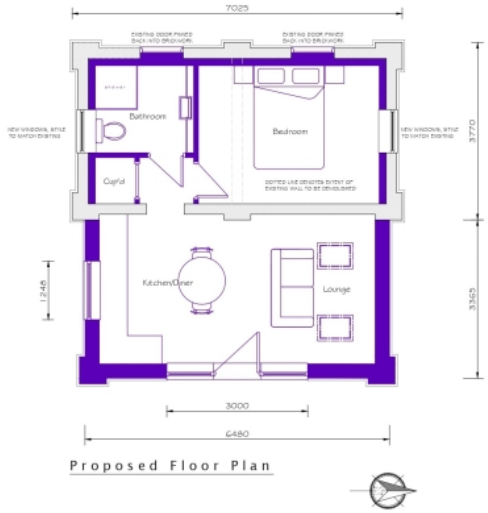
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Date
10/25

Rick Smith Design
Architectural Design Consultancy
Ardent House, 18 Eastgate
Sleaford, Lincolnshire NG34 7EP
Tel: 01529 414363 or 07786 818788
e-mail: rick@ricksmithdesign.com



Proposed Elevations



Proposed Floor Plan



Proposed Visuals (n.t.s)



Proposed Visuals (n.t.s)



Proposed Visuals (n.t.s)



Proposed Visuals (n.t.s)

Revision | Amendment | Date

Client

Project
Pre-Application Advice
62 Station Road, Digby
Lincoln
Lincolnshire

Drg Title
Outbuilding 1
Proposed Plans, Elevations and Visuals

Drg No
253621-06

Scale
1:50
1:100

Date
10/25

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Station Road, Digby, Lincoln, LN4

Approximate Area = 1532 sq ft / 142.3 sq m (Excludes Potential Cellar Development)
Outbuildings / Workshop / Storage = 1559 sq ft / 144.8 sq m
Total = 3091 sq ft / 287.1 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). © nichecom 2026. Produced for Pygott & Crone. REF: 1534578









Location



Show on Google: schools, doctors, supermarkets, restaurants, railway stations

Mortgage Advice Bureau

Stonebow Financial Services Ltd

Do you need Financial Help or Advice?

We are offering free advice through Mortgage Advice Bureau. If you would like to discuss your finances or mortgage, we'll arrange for a qualified adviser to call you back at a convenient time.



Ahmed Jlil
Financial Services Director
0330 912 0007

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There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.





















































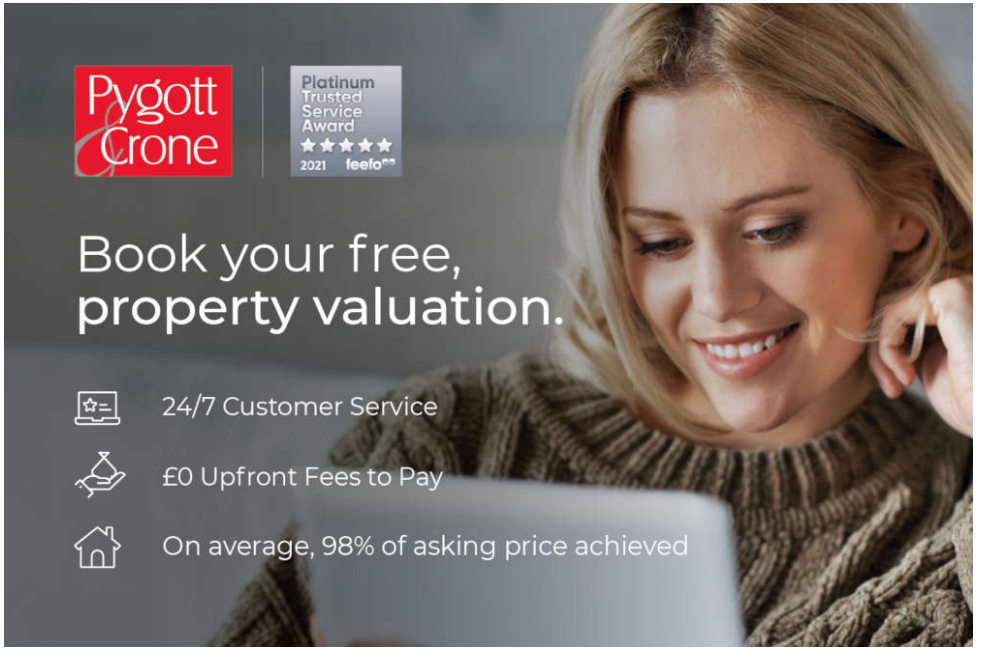











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Pygott & Crone

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