



19 High Street
Nettleham, Lincoln, Lincolnshire, LN2 2PL

Guide Price
£435,000

4 Bedroom Detached House

- Freehold
- For Sale by Auction – T & C's apply
- Buyers fees apply
- Detached Stone Cottage
- Extensive Plot with Driveway Parking
- Picturesque Views
- Three/Four Bedrooms
- Three Flexible Reception Rooms
- Highly Sought After Village Location
- EPC Rating - Exempt, Council Tax Band - E



Overview

Modern Method of Auction - T & Cs Apply

Pygott and Crone are delighted to present this exceptional Grade II listed detached stone cottage. Occupying an extensive plot of approximately 0.43 acres (STS), the property enjoys a truly special setting in the heart of the ever-popular village of Nettleham, with the rear boundary backing onto the historic site of the former Bishop's Palace.

Believed to date back to the 1580s, the cottage boasts a wealth of character features throughout, including original fireplaces and charming beamed ceilings, all reflecting its rich heritage. Nettleham itself is steeped in history, notably linked to the Lincolnshire Rising. The adjoining Bishop's Palace site was once an important medieval residence of the Bishops of Lincoln, and is widely associated with royal history—most notably when Edward I held court in Lincoln in 1301, at which time his son, the future Edward II, is believed to have first been proclaimed Prince of Wales. Today, the site remains a fascinating historical landmark with visible remains and interpretation boards, offering a unique and historic backdrop to the property.



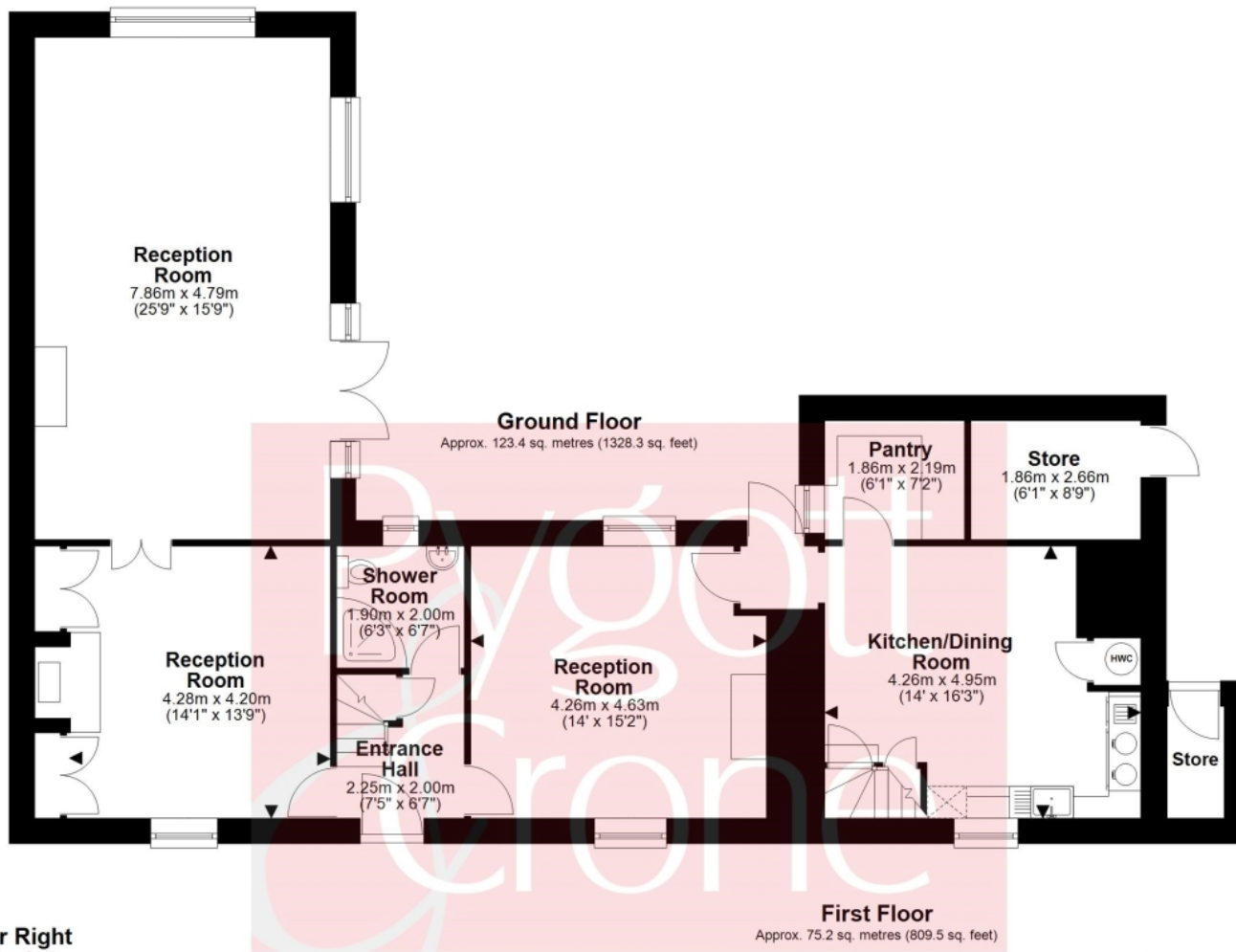
The spacious and versatile accommodation briefly comprises an entrance hallway, lounge, dining room, cloakroom, and a kitchen diner with pantry. A generous extension provides an additional reception room, offering flexibility for a variety of uses. Two separate staircases lead to the first floor, which offers three to four bedrooms and a family bathroom.

Externally, the property sits within an exceptional plot extending to approximately 0.43 acres (STS), offering a wealth of potential. The grounds could be utilised for further development (subject to the necessary planning permissions), or equally enjoyed as a substantial traditional family garden, benefiting from a high degree of privacy and stunning views over the adjoining historic landscape.

Nettleham is a highly sought-after village located approximately four miles north of Lincoln. It offers a wide range of amenities, including a convenience store, public houses, infant and junior schools, a doctor's surgery, and sports clubs. The nearby A46 and A158 provide excellent access to Lincoln and Market Rasen, while regular bus services run through the village.







Outbuilding to Rear Right
Approx. 9.6 sq. metres (103.7 sq. feet)



Total area: approx. 208.2 sq. metres (2241.5 sq. feet)

Floor plan created by Matte Black Media.
Plan produced using PlanUp.



BUYING CONDITIONS

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Entrance Hall 2.25 x 2m



Location



Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



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Bianca van Tonder
Mortgage & Protection Adviser

0330 912 0007

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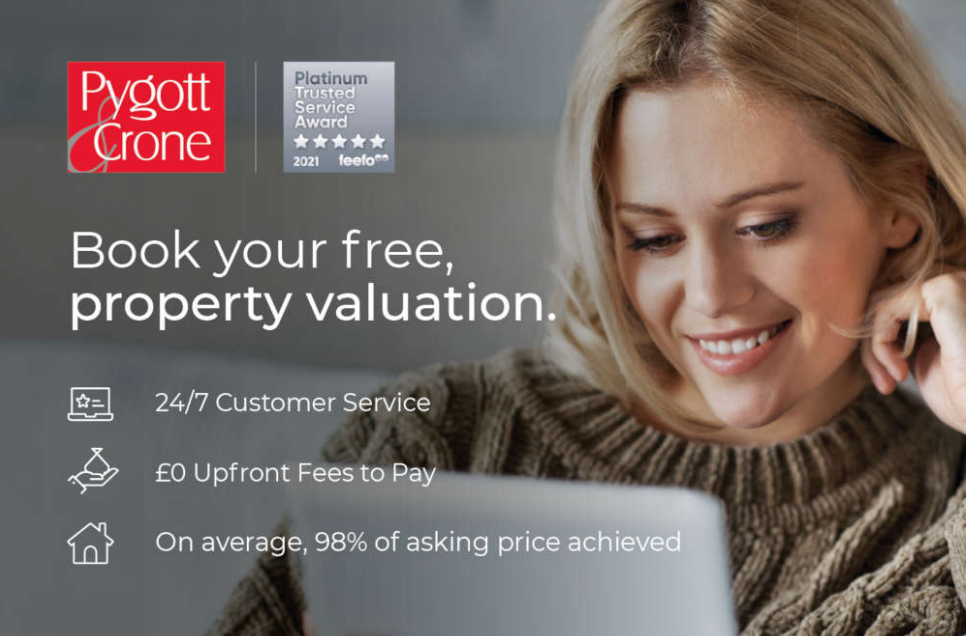
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.














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is on the market with our Lincoln branch

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