

Pygott & Crone

Barley Cottage, Cliff Road

Wellingore, Lincoln, Lincolnshire, LN5 0HY

£350,000

3 Bedroom Cottage

- Freehold
- Character Cottage
- Highly Sought After Village
- Two Double Bedrooms
- Converted Attic Providing Bedroom 3 & Snug
- Driveway & Garage
- Flexible Living Accommodation Throughout
- Pretty Cottage Garden
- EPC Rating - D, Council Tax Band - C

Click here to access the Energy Performance Certificate for Barley Cottage, Cliff Road, Wellingore, Lincoln, Lincolnshire, LN5 0HY





Overview

Pygott and Crone are delighted to present this beautiful character cottage tucked away in a peaceful setting just off Cliff Road, in the highly sought after Cliff village of Wellingore.

Full of charm and character, the property combines a wealth of period features with comfortable and versatile accommodation, creating a lovely home that is both distinctive and practical for modern living.

On the ground floor, the accommodation includes a bright and welcoming Garden Room, a characterful Breakfast Kitchen, an elegant Lounge, a delightful Dining Room and a Cloakroom/WC. Upstairs, there are two well-proportioned Double Bedrooms, together with a Bathroom and separate WC/Utility. The converted Attic provides an excellent additional area, currently arranged as a third Bedroom/Study alongside a cosy Snug, offering a range of possibilities for working from home, relaxing or pursuing hobbies.





Outside, the property is approached via a gravelled driveway providing access to the garage, while the beautifully established cottage gardens are a particular feature. Bursting with colour and character, they provide a wonderfully private setting and plenty of space for enjoying the outdoors, entertaining or simply relaxing.

Properties combining this level of period character, flexibility and setting are rarely available, making this a particularly appealing opportunity. An internal viewing is strongly recommended to appreciate the charm, proportions and versatility of this delightful cottage.

Wellingore is a sought-after Cliff village situated approximately 12 miles south of the historic Cathedral and University City of Lincoln. The village offers a range of local amenities, including two public houses. The neighbouring village of Navenby provides a wider selection of everyday facilities, including a Co-op, pharmacy, doctor's surgery, hairdressers, tearoom, baker and village primary school.

The area is also well placed for access to Newark, Grantham and the A1, while regular bus services provide connections to both Lincoln and Grantham.













Barley Cottage, Cliff Road, Wellingore, Lincoln, LN5

Approximate Area = 1444 sq ft / 134.1 sq m
Garage = 157 sq ft / 14.5 sq m
Total = 1601 sq ft / 148.6 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: 1521630









Location



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Bianca van Tonder
Mortgage & Protection Adviser
0330 912 0007

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is on the market with our Lincoln branch

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