



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.





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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). © nchecom 2026. Produced for Pygott & Crone. REF: 1521630



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