



Walnut House, 2 Hallams Lane  
Timberland, Lincoln, Lincolnshire, LN4 3RY

£650,000

## 5 Bedroom Detached House

- Freehold
- Sold with no onward chain
- Fantastic multi generation home
- Main house some 2653sqft versatile accomodation
- Self contained " lodge" - annexe or holiday let
- Large first floor room with wood burner & balcony
- 4 further double bedrooms, shower room & bathroom
- Double garage & other timber outbuildings
- Edge of village overlooking fields
- Oil central heating, UPVC double glazing
- EPC Rating - C, Council Tax Band - E

[Click here to access the Energy Performance Certificate for Walnut House, 2 Hallams Lane , Timberland, Lincoln, Lincolnshire, LN4 3RY](#)



## Overview

For Sale with No Onward Sale.

Fantastic multi generation home or alternatively potential for additional income from holiday let and set in a delightful location on the edge of this small but desirable village overlooking farmland to the side. The property has been reconfigured and updated by the present vendors to a high standard. A feature of the property is a large first floor with wood burner and doors to balcony that can be used either as a living room or bedroom. The property also has a brick built "lodge" with fitted kitchen and shower room that can be used either as an annexe or potentially as a holiday let or alternative uses as required. The main property has oil fired central heating and uPVC double glazing whilst the lodge has its own electric boiler for heating and hot water. In the agents opinion viewing is essential to fully appreciate this delightful home and what it offers inside and out.



The accommodation extends to some 2653sqft. To the ground floor it comprises reception hall, lounge with wood burner and doors to dining room with French doors to garden, conservatory which has been replaced with a glass roof, French doors to gardens and enjoying field views. There is also dining room, breakfast kitchen, large utility room and cloakroom which does have plumbing for a shower. To the first floor are five double bedrooms two of which have French doors to the large balcony and one with wood burner, one has plumbing and could potentially be converted to an additional bathroom. There is also a bathroom with bath and separate shower, second shower room and a walk in wardrobe with access to loft.

Outside to the front is an extensive in and out driveway providing ample parking. There is a timber store and gardens laid to lawn with a variety of shrubs and trees. To the side of the property is a double garage with electric door behind which is the "lodge". There is extensive lawn to the side of the property together with log cabin which has been insulated and plastered with power together with a further timber store and covered area.

The property benefits from solar panels which we are advised by the vendors are owned outright.







# Hallams Lane, Timberland, Lincoln, LN4

Approximate Area = 2653 sq ft / 246.4 sq m

Annexe = 251 sq ft / 23.3 sq m

Garages = 483 sq ft / 44.8 sq m

Outbuildings = 287 sq ft / 26.6 sq m

Total = 3674 sq ft / 341.1 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). © nrichcom 2025. Produced for Pygott & Crone. REF: 1419190



## Location



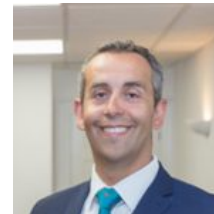
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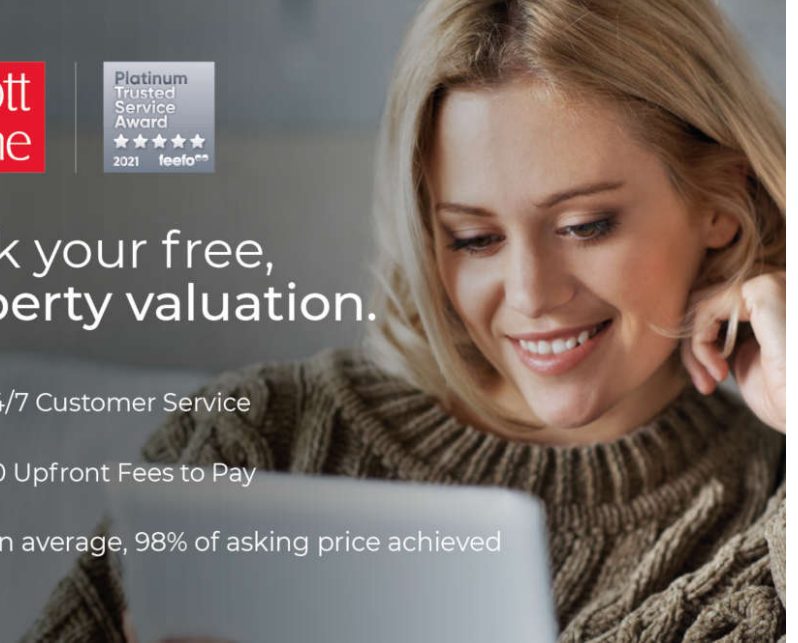




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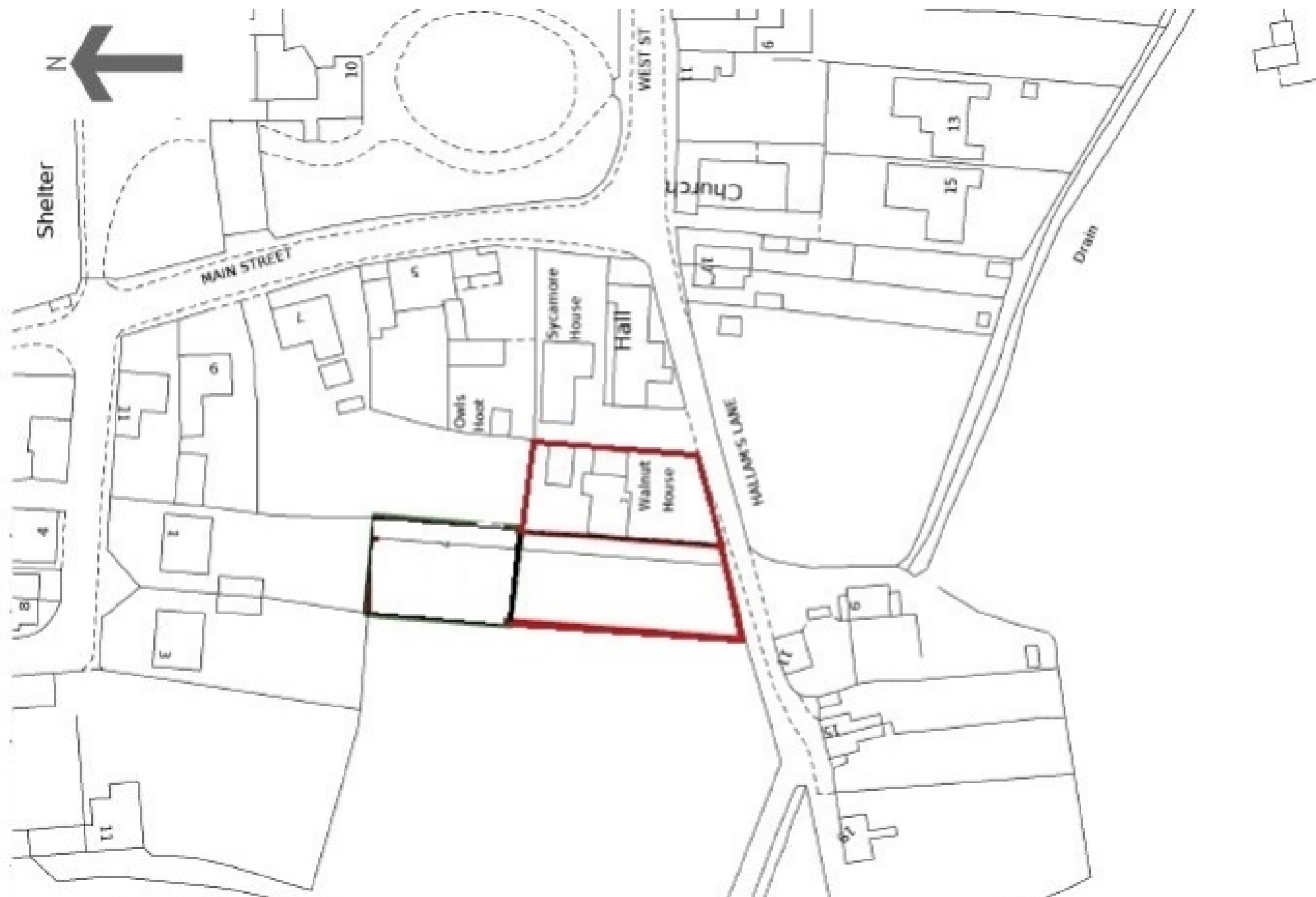




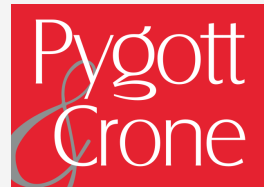
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