



34 High Street  
Billinghay, Lincoln, Lincolnshire, LN4 4AU

£425,000

## 4 Bedroom Detached House

- Freehold
- Immense potential for variety of uses
- Residential / Commercial / Development Opportunity
- Substantial period family home some 1,875sqft
- Adjoining Fish & Chip Shop premises
- Plot approx 0.22acres
- 4 large double bedrooms
- Central village location
- Extensive traditional outbuildings some xx sqft
- EPC Rating - F, Council Tax Band - D

[Click here to access the Energy Performance Certificate for 34 High Street, Billingham, Lincoln, Lincolnshire, LN4 4AU](#)



## Overview

Pygott & Crone are excited to offer for sale this particularly interesting property which offers immense potential both residentially, commercially or possible development. The original house is believed to have been built in 1868 and enjoys a prominent position in the heart of the village. It is a substantial property, retaining much of its original character, and providing quite spacious accommodation including four generous double bedrooms. To the rear are extensive traditional outbuildings some 772sqft offering scope for a variety of uses. The property has been owned by the same family for three generations and has been a thriving butchers business but more recently altered to a successful fish and chip business recently closed due to ill health. The commercial element of the property which adjoins the main residence could be re instated either to its previous or different use or alternatively could be re configured and incorporated in to the main accommodation. Viewing is recommended to fully appreciate the possible options.



The main residential accommodation extends to some 1,875sqft and includes entrance hall, cellar, sitting room, dining room, dining kitchen, side hall, bathroom, first floor landing, further stairs to attic, four generous double bedrooms.

The commercial space extends to some 524sqft and includes fish shop, kitchen / preparation room, freezer room.

Outside the property sits in a total plot approaching a quarter of an acre. Within this are extensive traditional brick outbuildings including stables. The vendor has had plans drawn but not submitted to re develop the rear yard.

AGENTS NOTE The fish shop was closed at the start of the year but all the equipment is still in situ and available for purchase by a buyer wishing to re open the business.

The access to the property is owned by no 34 but no 36 has a right of way over it.







## High Street, Billingham, Lincoln, LN4

Approximate Area = 1875 sq ft / 174.1 sq m (exclude store)

Shop / Prep Room = 524 sq ft / 48.6 sq m

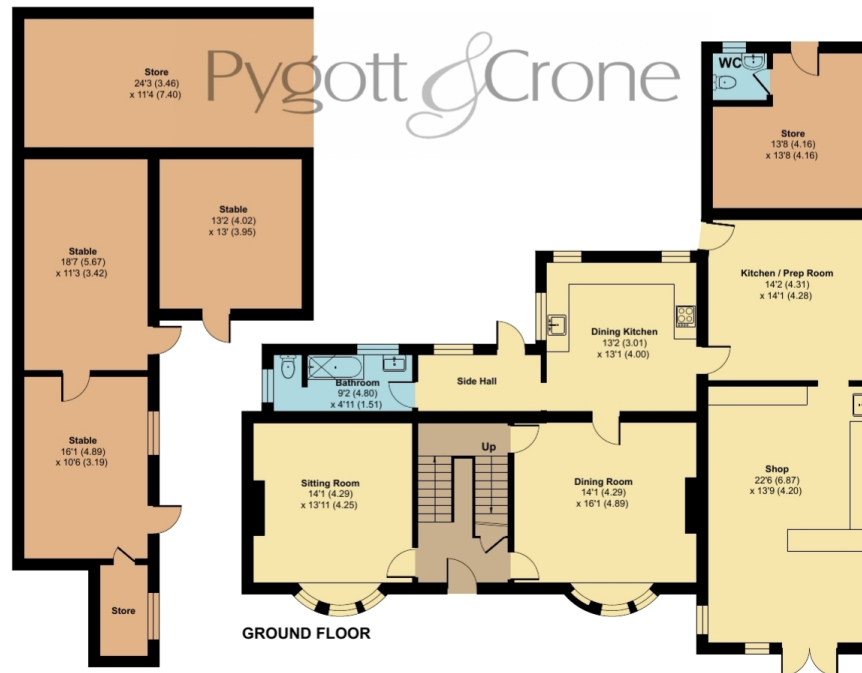
Outbuilding = 772 sq ft / 71.7 sq m

Total = 3171 sq ft / 294.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Pygott & Crone. REF: 1479104



## Location



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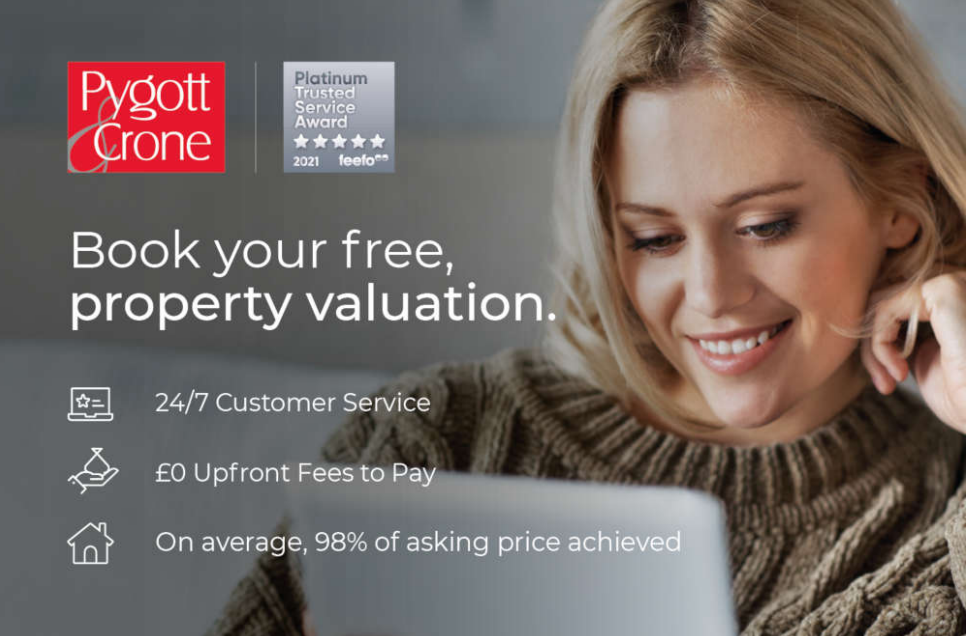
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is on the market with our Sleaford branch

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