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FOR SALE
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River Lodge, Ferry Road
Southrey, Lincoln, Lincolnshire, LN3 5TA

Offers Over
£500,000

4 Bedroom Detached House

- Freehold
- Executive Detached Home
- Individually Designed
- Four Double Bedrooms
- Beautiful Family Bathroom & Two En-Suite Shower Rooms
- Spacious Block Paved Driveway & Detached Double Garage
- Peaceful Edge-of-Village Position
- Surrounded by Open Countryside
- EPC Rating - D, Council Tax Band - E

[Click here to access the Energy Performance Certificate for River Lodge, Ferry Road, Southrey, Lincoln, Lincolnshire, LN3 5TA](#)



Overview

River Lodge is an impressive detached home occupying a generous plot in an enviable position on the edge of the popular village of Southrey, surrounded by open Lincolnshire countryside. Combining substantial and versatile accommodation with beautifully established gardens, extensive parking and a peaceful riverside setting, the property offers a rare opportunity to enjoy space, privacy and a wonderful rural outlook whilst remaining within easy reach of Lincoln and the surrounding market towns.

From the moment of arrival, the property makes a memorable first impression. A grand entrance hall provides a welcoming introduction and leads to a bright and comfortable living room, where patio doors open onto the rear garden and create a natural connection with the outside space. A useful cloakroom and second reception room add further flexibility, with the latter offering an ideal space for dining, entertaining, working from home or simply providing a further area in which to relax.

At the heart of the home is a bespoke fitted kitchen designed around both everyday living and entertaining. Hardwood worktops, integrated appliances, a central island and built-in dining area combine to create an attractive and sociable space, complemented by a separate utility room and practical side entrance.



Upstairs, the generous proportions continue with four double bedrooms. Two of the bedrooms benefit from en-suite shower rooms and access to a balcony, providing a particularly appealing place to step outside and take in the views across the surrounding countryside. A stylish family bathroom, complete with whirlpool bath, serves the remaining bedrooms. The property also benefits from underfloor heating and uPVC double glazing throughout.

Outside, River Lodge really comes into its own. The mature gardens provide a beautiful and private setting, with extensive areas of lawn, established planting and a stream extending along the rear boundary. A raised patio and separate courtyard seating area provide excellent spaces for outdoor entertaining, alfresco dining or simply sitting back and enjoying the peaceful surroundings. The combination of established gardens, open countryside and water along the rear boundary gives the property a distinctive sense of tranquillity and privacy.

To the front, a substantial block-paved driveway provides ample off-road parking, including space for a caravan or motorhome. The detached double garage benefits from electric doors, power and lighting, with a staircase leading to further storage space which could potentially offer conversion opportunities, subject to the necessary planning permissions. There is also a separate workshop, providing additional storage and versatility for hobbies, projects or practical use.



The property enjoys an attractive riverside position and has been built on an elevated plot which, we have been advised, has never been affected by flooding. A small section of the rear garden is currently leased from the drainage board for a nominal annual fee, with the option for the new owner to continue this arrangement or reinstate the original boundary. The property is accessed via a shared driveway, which has been maintained by the neighbouring facilities.

Southrey is a charming village with a strong community spirit, offering a traditional pub, village hall and historic church. Nearby Bardney provides a range of everyday amenities, while Branston, Woodhall Spa and the cathedral city of Lincoln offer a wider choice of shopping, schooling, dining and leisure facilities.

The surrounding countryside provides an idyllic setting for walking and cycling, with the River Witham and Southrey Wood Nature Reserve close by. The popular market town of Horncastle is also within easy reach, renowned for its independent shops, antique stores and highly regarded schools.



With its generous accommodation, mature gardens, extensive parking, detached double garage and workshop, all set within an attractive countryside and riverside setting, River Lodge offers an exceptional combination of space, privacy and versatility in a peaceful Lincolnshire village.







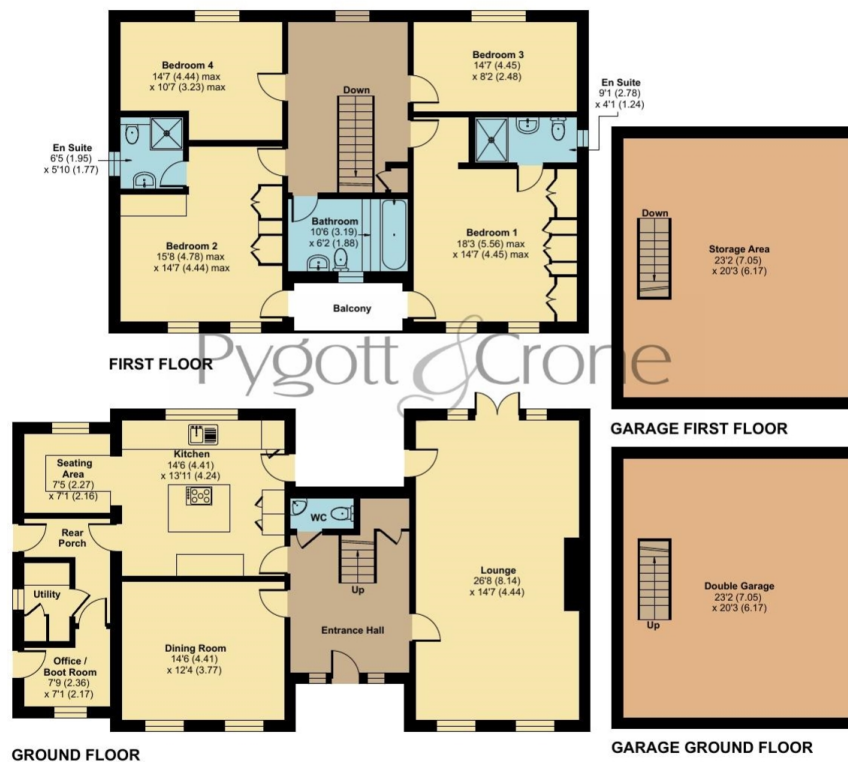
River Lodge, Ferry Road, Southrey, Lincoln, LN3

Approximate Area = 2208 sq ft / 205.1 sq m

Garage = 936 sq ft / 86.9 sq m

Total = 3144 sq ft / 292 sq m

For identification only - Not to scale





Location



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



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Do you need Financial Help or Advice?

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Bianca van Tonder
Mortgage & Protection Adviser

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is on the market with our Lincoln branch

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