

Pygott & Crone

2 Butts Lane

Tattershall, Lincoln, Lincolnshire, LN4 4NL

£485,000

3 Bedroom Detached Bungalow

- Freehold
- Individual architect-designed residence, originally designed by P Lassam & built by Simons in 1983/84, sold with No Onward Chain
- Commissioned for one of the village doctors & constructed to a particularly high specification
- Extraordinary double-height central living space with vaulted pyramid-shaped ceiling
- Distinctive U-shaped first-floor gallery landing overlooking the main living area
- Three generous double bedrooms, two bathrooms & versatile reception accommodation
- Additional mezzanine to the garden room with glazed roof, open to the central living space
- Panasonic air source heat pump installed in 2019 feeding underfloor heating & radiators, double garage with electric roller door
- Beautifully landscaped gardens featuring an extensive collection of subtropical plants & specimen trees
- EPC Rating - D, Council Tax Band - D





Overview

An Individual Architect-Designed Home – A Truly Unique Property with a Distinctive Continental Influence.

Love it or hate it – this is certainly a property that makes a statement! An exceptionally individual and architect-designed residence, offering a fascinating blend of space, character and architectural originality, this is quite unlike anything you would normally expect to find.

Originally designed by architect P Lassam and constructed by local builders Simons in 1983/84 for one of the village doctors, the property was built to a particularly high specification and reflects the distinctive continental architectural style popular during that period. The vendors have subsequently undertaken extensive improvements, further enhancing what is already a very unusual and impressive home.





The most striking feature is undoubtedly the magnificent central living space, which rises through the full two-storey height of the property, culminating in an impressive pyramid-shaped ceiling. This dramatic arrangement creates an extraordinary sense of volume and light, with the accommodation arranged around this central space. At first-floor level, a distinctive U-shaped gallery landing wraps around the main room, providing an interesting and versatile area which could accommodate a variety of uses, whether as a reading area, study, library or simply somewhere to appreciate the architecture.

The vendors have also enhanced the garden room by introducing an additional mezzanine level, open to the main central living space and incorporating a glazed roof to maximise natural light and solar gain. This creates another fascinating dimension to the accommodation and further demonstrates the originality of the design.





The ground-floor accommodation extends to approximately 2,056sqft and includes a welcoming reception hall, the impressive central sitting room, separate dining room, garden room, library and a well-appointed kitchen with adjoining pantry, utility and storage facilities. There are also three particularly generous double bedrooms and two bathrooms, with the mezzanine and gallery areas providing additional flexibility. In total, the accommodation extends to approximately 2,410sqft, including the first-floor area.

Further improvements include the installation of a Panasonic air source heat pump in 2019, providing an alternative to conventional fossil-fuel heating, whilst the substantial double garage now benefits from an electrically operated roller door.

Outside, the property is approached through established and beautifully landscaped gardens, which are a particular credit to the present owners. Rather than creating a conventional garden, they have introduced an interesting collection of subtropical plants, specimen trees and established planting, giving the grounds a distinctive character and creating an almost Mediterranean feel. The gardens provide an attractive setting for the property and complement its individual architectural style perfectly.

This is undoubtedly a property that needs to be seen to be fully appreciated. Its unusual design may not appeal to everyone, but for those looking for something individual, architecturally interesting and quite unlike the norm, it offers a rare opportunity to acquire a truly distinctive home.













Butts Lane, Tattershall, Lincoln, LN4

Approximate Area = 2567 sq ft / 238.4 sq m (excludes void)
Limited Use Area(s) = 200 sq ft / 18.5 sq m
Garage = 327 sq ft / 30.3 sq m
Total = 3094 sq ft / 287.2 sq m
For identification only - Not to scale

Denotes restricted head height



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: 1550954


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Ewan Waterhouse
Mortgage Adviser
0330 912 0007

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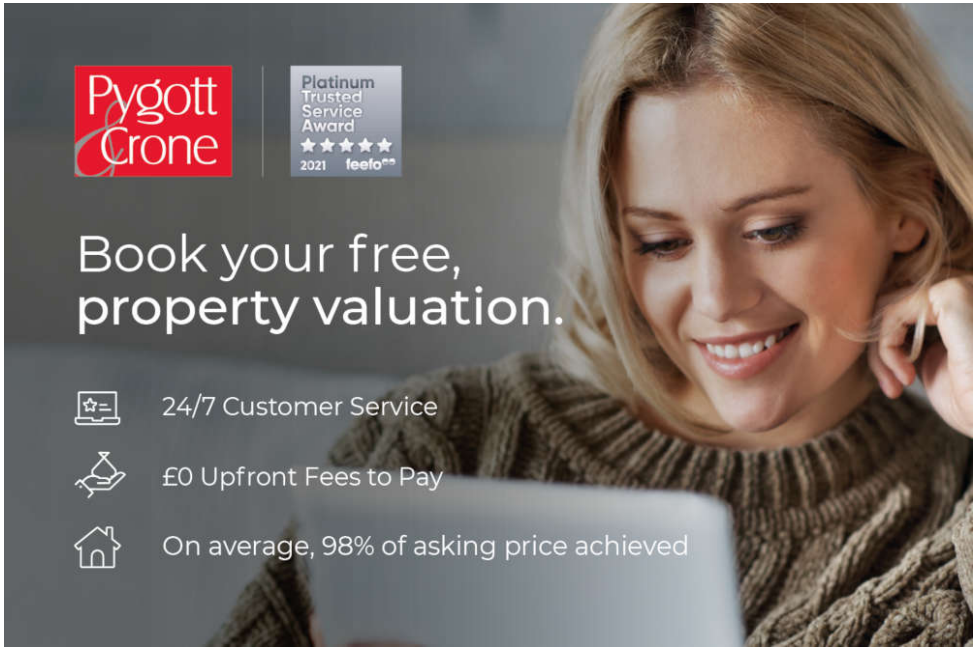
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