



Cherry Gates

Long Drove, Walcot Fen, Billingham, Lincolnshire LN4 4BQ

£695,000

BELL



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Walcot Fen, Billinghay, Lincolnshire LN4 4BQ

Lincoln – 16 miles

Grantham – 27 miles with East Coast rail link to London

Boston – 18 miles

(Distances are approximate)

Pleasantly situated along a country lane set within approx. TWO ACRES and having no immediate neighbours, stands this well presented four double bedroom detached house. Internally the property is further enhanced by its wide range of spacious living accommodation including three reception rooms, large kitchen and garden room.

Outside there are formal gardens, fenced paddock, former detached garage, now a gym with shower room and detached barn comprising 60' x 29' open fronted store and 60' x 24' workshop separated into two useful spaces. Cherry Gate is situated to a rural position having pleasing rural views over the Lincolnshire countryside, the village of Walcot has a primary school and traditional public house. The nearby villages of Coningsby, Tattershall and Woodhall Spa are all within a short drive away.



Accommodation

Entrance Lobby with uPVC main entrance door, tiled flooring, power points and glazed panel door to:

Reception Hall providing a superb entrance into the home having staircase to galleried landing, tiled floor, built-in cloaks cupboard, radiator, power points and door to:

Cloakroom with a low-level WC, wash hand basin and tiled floor.



Lounge 27' 9" x 15' (8.45m x 4.57m) having far reaching rural views over open countryside; cast iron stove set to feature open brick arched surround, coving, radiator and power points.

Home Office 11' x 9' 4" (3.35m x 2.84m) again, with views from the front; having coving, radiator and power points.

Living Kitchen 25' 3" x 13' 2" (7.59m x 4.01m) a dual aspect room providing views over the garden; having a stylish range of fitted units comprising stainless steel one and a half sink inset to extensive granite work surface over base units, electric Range double oven, wall mounted cupboards above and filter hood over the hob. There is tiled flooring, two radiators, uPVC door to rear garden and glazed panel wood doors to:

Garden Room a most appealing addition to the home being predominantly open brickwork providing views over the rear garden; radiator, power points and uPVC door to garden.

Utility Room 11' 8" x 6' 10" (3.55m x 2.08m) with garden aspect; having fitted units comprising work surface to one wall, space and plumbing for washing machine and tumble dryer. There are wall mounted cupboards above, tiled floor, radiator and power points.

First Floor

Gallery Landing overlooking the reception hall, having built-in airing cupboard, radiator, power points and doors to:

Bedroom 1 20' 11" x 14' 11" (6.37m x 4.54m) **narrowing to 11' 11" (3.63m)** a triple aspect room all having open countryside views; exposed timber flooring, coved ceiling, two radiator and power points.

Bedroom 2 15' x 9' 2" (4.57m x 2.79m) overlooking the rear garden; having wood effect flooring, radiator and power points.





Bedroom 3 14' 6" x 9' 9" (4.42m x 2.97m) overlooking the rear garden; having wood effect flooring, radiator and power points.

Bedroom 4 15 x 13' 9" (4.57m x 4.19m) with double aspect from the front; having wood effect flooring, radiator and power points.

Bathroom 10' 5" x 9' 10" (3.17m x 2.99m) having a four-piece white suite comprising freestanding bath with side taps, tiled shower cubicle, pedestal wash hand basin and a low-level WC. There is coving, wood effect flooring and a heated towel rail.

Outside

The property is approached over a gravel driveway providing ample parking for several vehicles and leading to a former double garage converted into a **Home Gym/Recreation Room** with shower room, power, lighting and door to side.

The enclosed rear garden is predominantly laid to lawn with large patio ideal for outside entertaining. A drive to the side of the property leads to the rear, giving access to a **Large Detached Barn** comprising open fronted storage 60' x 28' 8" (18.27m x 8.73m) with door to **Workshop** 59' 3" x 24' 5" (18.05m x 7.44m) separated into two sections with power, lighting and water supply. There is ample parking for many vehicles and 6 timber pigeon lofts. There is a post and rail fenced paddock with water supply.



North Kesteven District Council – Tax band: F

ENERGY PERFORMANCE RATING: tbc

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Woodhall Spa Office
 19 Station Road, Woodhall Spa. LN10 6QL.
 Tel: 01526 353333
 Email: woodhallspa@robert-bell.org
 Website: http://www.robert-bell.org

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Ground Floor

Approx. 122.9 sq. metres (1323.1 sq. feet)



First Floor

Approx. 98.2 sq. metres (1057.0 sq. feet)



Total area: approx. 221.1 sq. metres (2380.2 sq. feet)

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