



BY DESIGN

*Grey Willow Developments*

Wellingore, Lincoln, Lincolnshire

Grey Willow Developments proudly  
present their latest impressive  
development in the picturesque  
Lincolnshire Cliff village of Wellingore.

# Location

Wellingore, designated as a Conservation Area, presents an appealing blend of local limestone properties. It stands as one of the highly sought-after Lincolnshire Cliff Villages, commanding picturesque views over the Trent Valley. Located on the A607, it connects to the well-served village of Navenby. Wellingore is conveniently situated between the historic city of Lincoln, just 9 miles to the north, and Newark-on-Trent, located 14 miles to the west. Additionally, it offers an hourly high-speed rail connection to London King's Cross, approximately 80 minutes away.

Historic buildings within the village include an active Anglican Church of All Saints and Wellingore Hall, dating back to the 18th century, which is now used as offices. The Marquis of Granby pub and The Red Lion pub serve food and offer rooms; they are located just down the street from the property. A garage on the main road contains a post office selling groceries, while a medical practice is only a short distance away.

The Viking Way spans the village, providing wonderful countryside walks from the door. The nearby city of Lincoln is of great historic interest with its castle and cathedral proudly standing on top of the hill, and it has everything you would expect from a vibrant city. It also has the quaint Bailgate shopping area and a train station with direct services to London and elsewhere.

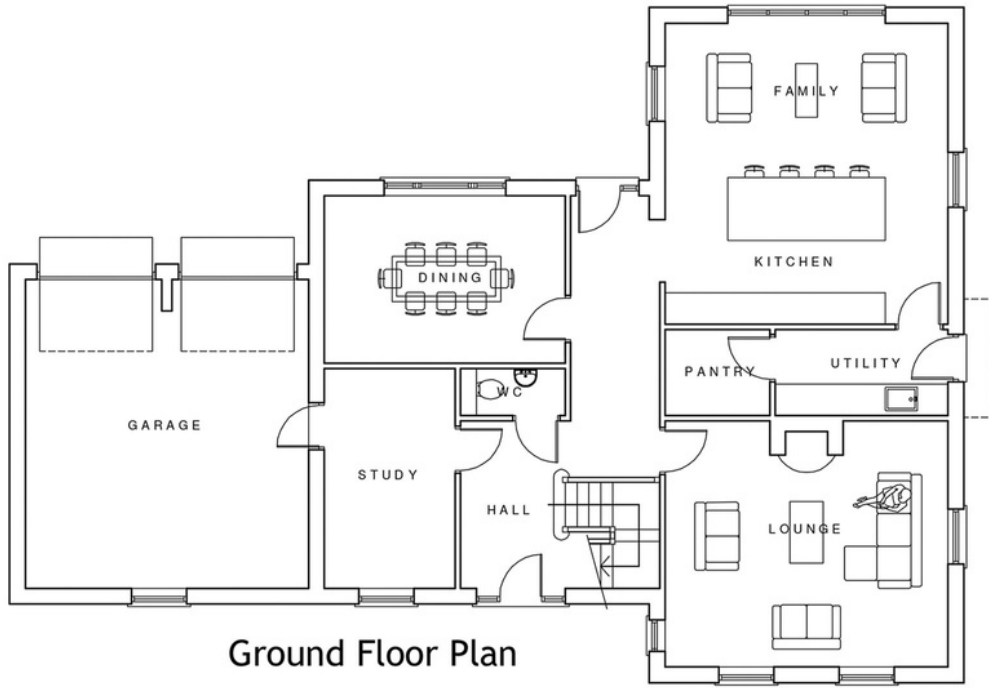


# 1 Quernstone Court, Wellingore, Lincoln LN5 0FW

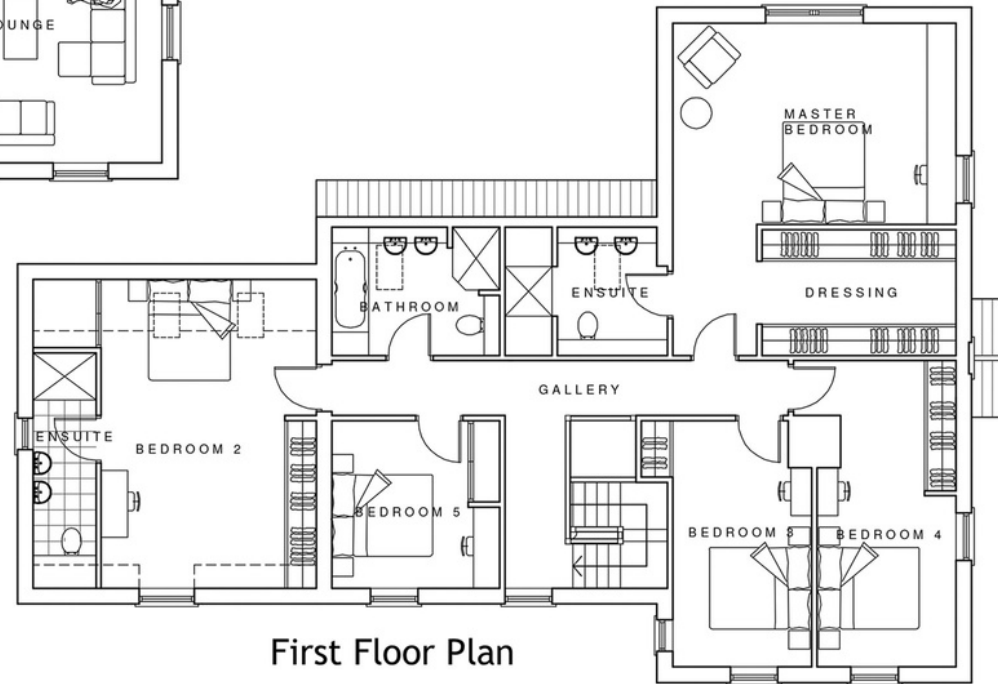
Occupying a prominent front-corner position on this sought-after, prestigious flagship development, this exquisite stone-built family home showcases nearly 2,850 sq. ft of meticulously crafted living space by Grey Willow Developments. Experience an opulent interior infused with the highest standards of quality and craftsmanship. Enjoy the tranquillity of private walled gardens, a convenient driveway, and a spacious double garage. With Grantham's high-speed rail network to London Kings Cross (approximately 60 minutes) just 15 miles away and access to two outstanding grammar schools, this home offers a lifestyle of sophistication and convenience.

Price: £825,000





Ground Floor Plan



First Floor Plan



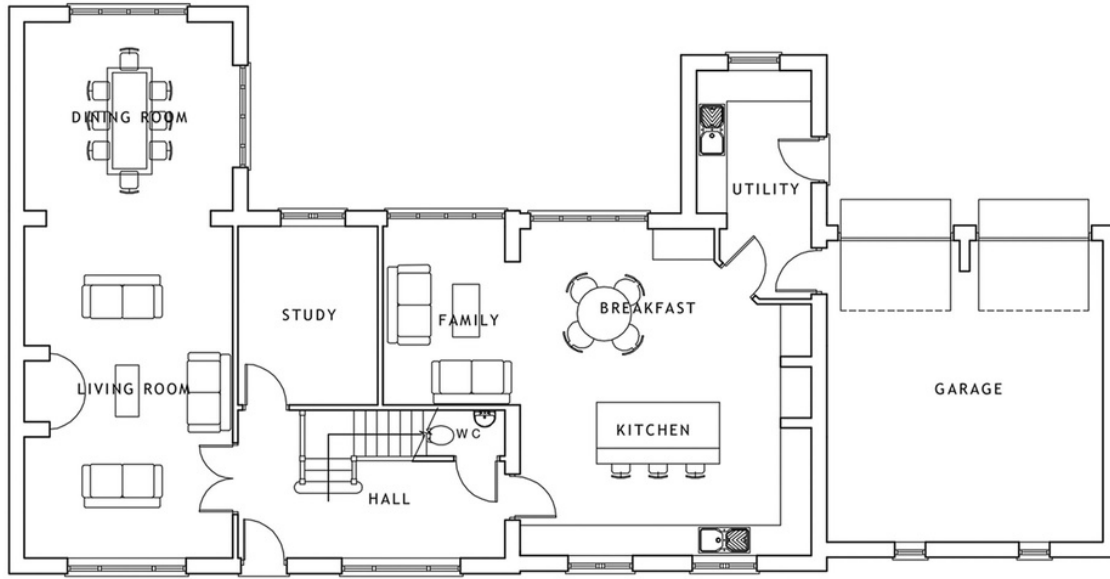
## 2 Quernstone Court, Wellingore, Lincoln LN5 0FW

Occupying a sought-after front position on this flagship development, this exceptional family residence encompasses an impressive 2,425 sq. ft of meticulously designed living space by Grey Willow Developments. Boasting superior craftsmanship and quality throughout, this property offers not only an opulent interior but also private gardens, a spacious driveway, and a double garage. With Grantham's high-speed rail connection to London Kings Cross (approximately 60 minutes) just 15 miles away, and access to renowned Grammar schools, this home combines convenience with luxury living.

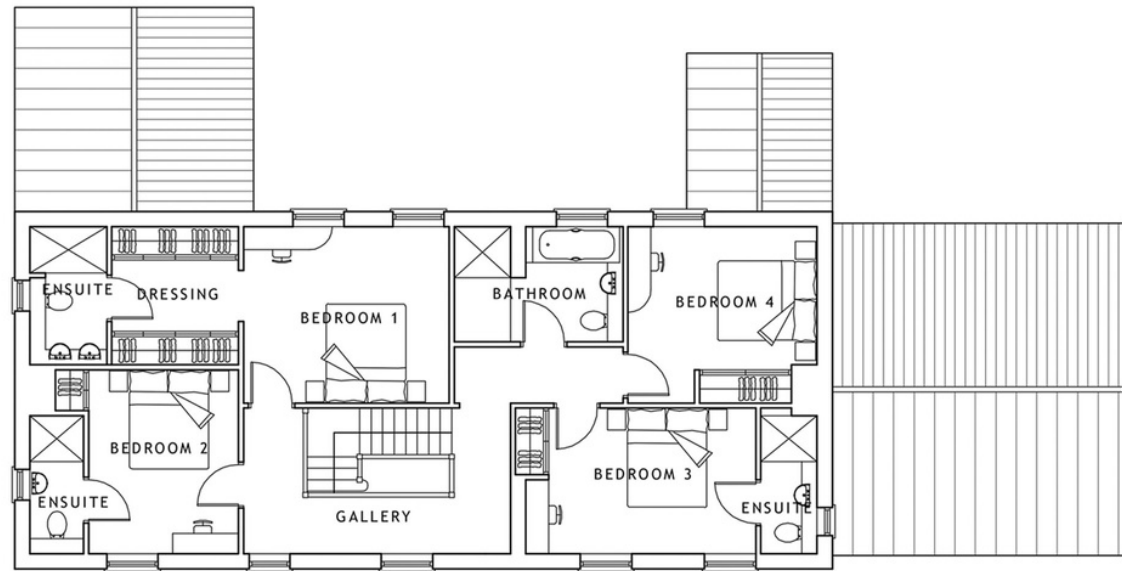
Price: £750,000







Ground Floor Plan



First Floor Plan

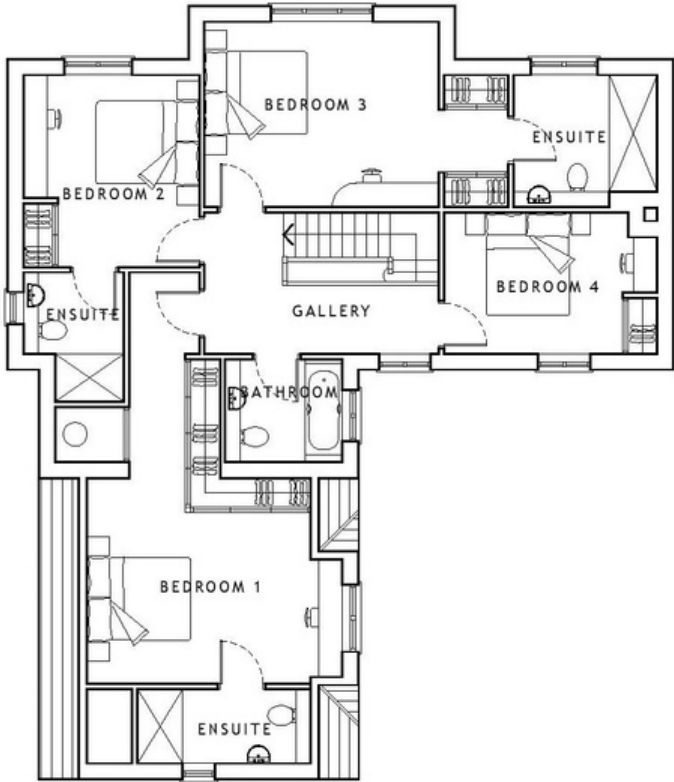
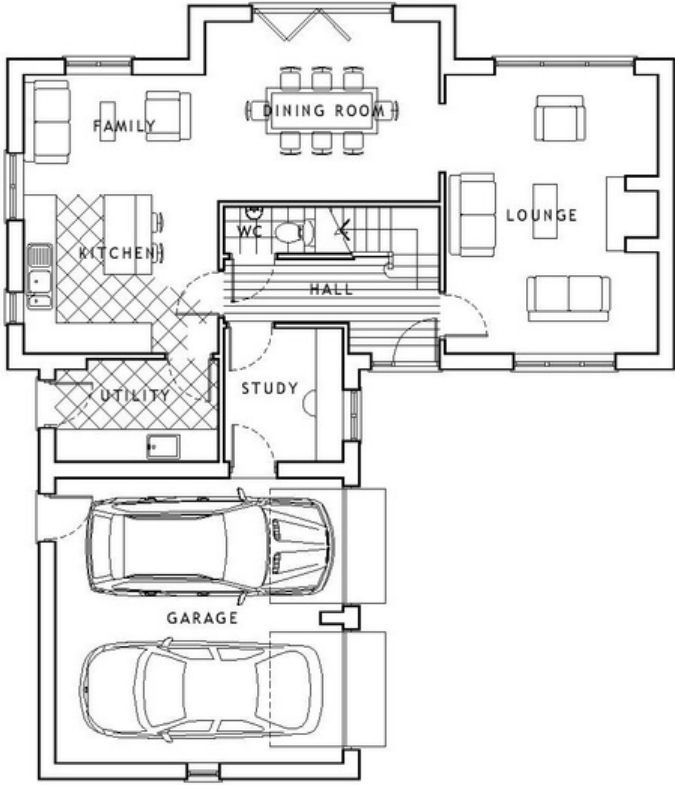


## 5 The willows, Wellingore, Lincoln LN5 0FU

Nestled in a prestigious flagship development, this exquisite 4-bedroom family home spans 1950 sq. ft, crafted by Grey Willow Developments boasts a high-quality interior, private gardens, a driveway, and a double garage. With Grantham's high-speed rail connection to London Kings Cross (approximately 60 minutes) just 15 miles away, and access to renowned Grammar schools, this home combines convenience with luxury living.

Price: £650,000



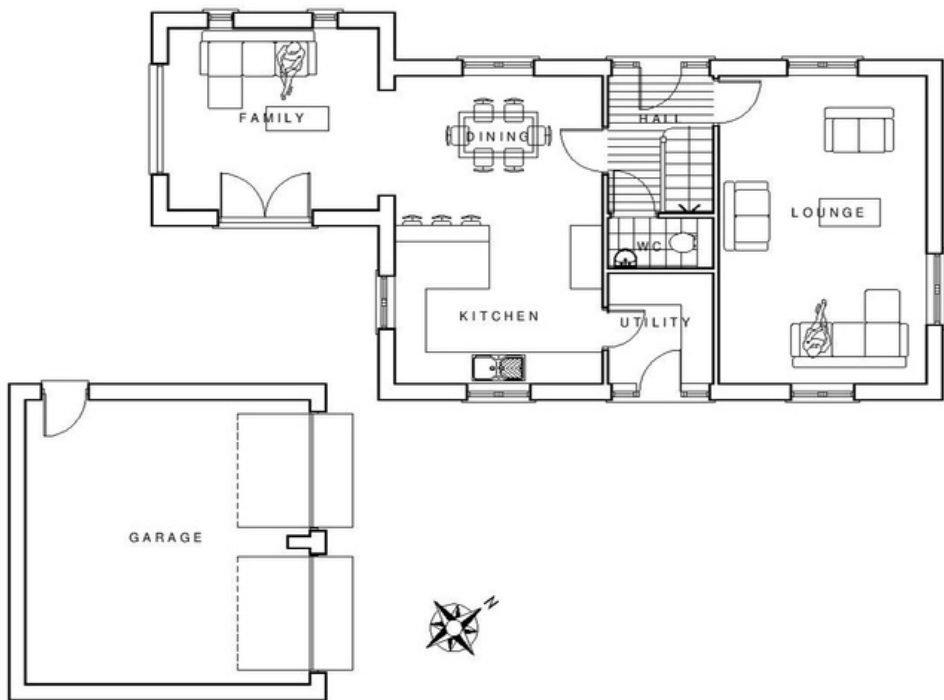


## 7 The Willows, Wellingore, Lincoln LN5 0FU

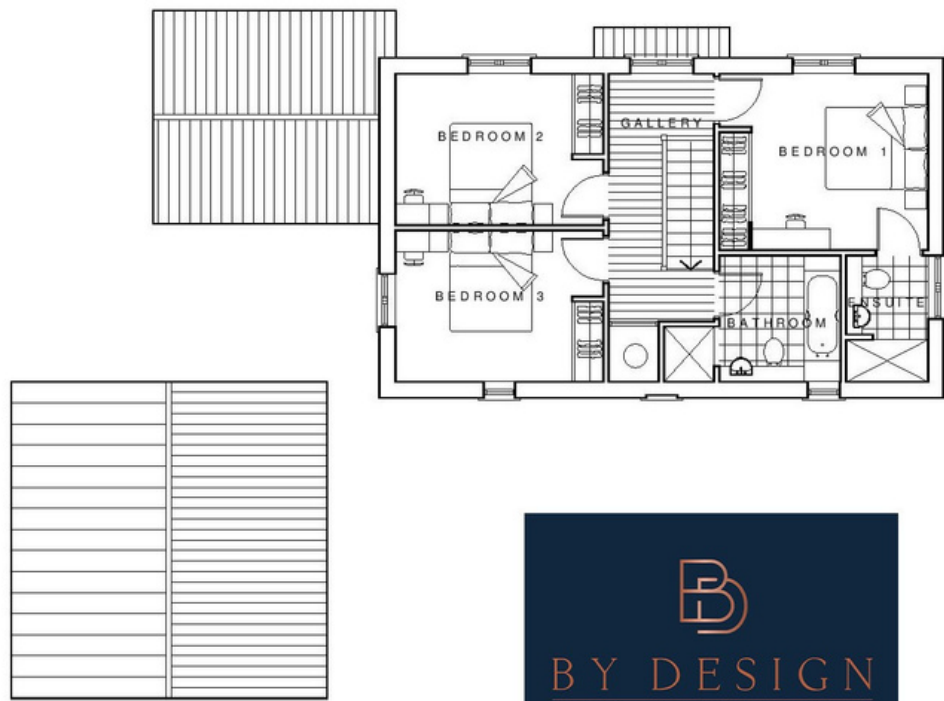
Nestled in a prestigious flagship development, this 1430 sq. ft. residence by Grey Willow Developments exudes quality and craftsmanship. With private gardens, a driveway, and a double garage, it offers convenience and luxury. With Grantham's high-speed rail connection to London Kings Cross (approximately 60 minutes) just 15 miles away, and access to renowned Grammar schools add to its appeal.

Price: £495,000





1200mm  
 Scale 1:100





# Schooling & Services

The Navenby Church of England Primary School is conveniently located a short distance away. Secondary education options abound in the area, including the well-regarded Sir William Robertson Academy, just 3 miles away in Welbourn. Sleaford, a short 10-mile journey to the southeast, offers Carre's Grammar School and Kesteven & Sleaford High School (for Girls). For those willing to venture a bit further, Kesteven and Grantham Girls' School and The King's School (for boys) await about 16 miles to the south in Grantham. In Lincoln, just 9 miles to the north, you'll find The Priory Academy, Sir Robert Pattinson Academy, and North Kesteven Academy. In the independent sector, the co-educational Lincoln Minster Schools are renowned for their exceptional quality of education.

Services: Mains electricity, water, and drainage; air source heating (underfloor heating downstairs) | Local Authority: North Kesteven District Council

Council Tax Band: TBC

SAP Rating: TBC

Agent's Note: Please note that all measurements provided are for internal living space.



BY DESIGN

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National audience

*local knowledge*