



BY DESIGN

*Stone House & The Old Stable*

Merrycock Lane, Heighington, Lincoln LN4 1QL

# Exceptional Grade II Listed Georgian residences, offering 3000 sq. ft of impressive living space

Stone House and The Old Stable are exceptional Grade II Listed Georgian residences, offering a spacious detached family home with separate detached ancillary accommodation. Situated in the heart of this sought-after village, the generous accommodation, totalling 3000 sq. ft, showcases a wealth of character and original features. Externally, the properties occupy a wonderful corner position with expansive lawned gardens, a courtyard, a double garage with an electric door, and private parking for several vehicles.









# Accommodation

The ground floor accommodation is accessed via an entrance hall with a cloakroom and laundry room off. The three well-proportioned and versatile reception rooms include snug, sitting room and lounge. The family kitchen is a notable feature with triple aspect views and a pantry. The ground floor is further complemented by a study/home office. The first-floor accommodation includes a luxurious principal suite with shower room. There are three further double bedrooms and a single bedroom; all of which share the well-appointed family bathroom.

Externally, the property occupies a wonderful corner position with expansive lawned gardens, private walled courtyard, raised patio area with garden views, double garage with electric door, and private parking for several vehicles. In addition, there is a spacious store, ideal for several uses including a workshop and a wood store.

The Old Stable complements this magnificent home and offers independent living or the opportunity to ascertain an additional income as a holiday let. Finished to an excellent standard, the accommodation includes a sitting room with wood burning stove, kitchen area, double bedroom, and shower room.













# Location & Services

Heighington is an attractive village situated 4 miles southeast of Lincoln. The village has two parks and is well served with a school, a Spa shop, a butchers', a beautician, a hairdressers', two pubs - the Butcher & Beast and the Turks Head, both serving food - Clarke's Farm B&B which serves afternoon teas, and other independent shops. Outside the village to the southeast, is Pottergate Golf Club.

Lincoln is a historic yet vibrant city with its magnificent cathedral and castle high on the hill surrounded by quaint shops, galleries and museums including the popular Bailgate shopping area. There are two universities and everything you would expect from a major city.

For access further afield and direct commuting to London, there are frequent fast trains from Lincoln to London Kings Cross (around 2 hours); the A15 northwards provides easy access to the M180 motorway and Humberside Airport, whilst it is just over a half hour drive to the A1 South at Newark where there is direct access from Newark Northgate train station to London Kings Cross in around 75 minutes. It is also around 30 minutes eastwards into the Lincolnshire Wolds, an Area of Outstanding Natural Beauty.

The village infant and primary school is Heighington Millfield Primary Academy is a few minutes' walk and is rated Good by Ofsted. The village of Branston, just over a mile away, has the popular state school Branston Community Academy which is rated Outstanding by Ofsted. For independent education, in the centre of Lincoln there is the highly regarded Lincoln Minster School, a short drive into the centre of the city, and Woodhall Spa, 16 miles away, has an excellent co-educational prep school, St. Hugh's. Sleaford, 16 miles south, has two sought after grammar schools, Carre's Grammar School, and Kesteven & Sleaford High School (for Girls).

Services: Mains electricity, gas central heating, water and drainage. In addition, the wood burner heats six radiators.

Local Authority: North Kesteven District Council | Council Tax Band: G & A | Epc Rating: Exempt













# STONE HOUSE & THE OLD STABLE HEIGHINGTON

GROUND FLOOR = 135.6 SQ M/ 1460.1 SQ FT  
FIRST FLOOR = 109.5 SQM/ 1178.9 SQ FT  
GARAGES = 34.2 SQ M/ 368.1 SQ FT  
ANNEX 40.8 SQ M/ 438.8 SQ FT  
TOTAL = 320.20SQ M/ 3445.9 SQ FT





BY DESIGN

Adam Lascelles

[adam.lascelles@bydesignhomes.com](mailto:adam.lascelles@bydesignhomes.com)

01522 412802 | 07897 340172

[ByDesignHomes.com](http://ByDesignHomes.com)

National audience

*local knowledge*