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### THE DOVECOTE, THE OLD STACKYARD, PARK LANE, HEIGHINGTON



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## THE DOVECOTE, PARK LANE, HEIGHINGTON LN4 1RF

This is a very appealing Grade II Listed detached stone barn conversion, set within a most attractive walled courtyard garden, which, with its substantial roof top Dovecote, has become a well-known local landmark in the ever popular village of Heighington. The property is very pleasantly situated in a small close of high quality homes only a short walk from the village centre.

The well laid out range of accommodation, which would benefit from a general scheme of refurbishment, is of good overall proportions and comprises; Entrance Hall, Rear Entrance Lobby, Cloakroom, Dining Kitchen, Sitting Room, Family Bathroom, Study/Bedroom 3 and two further well-proportioned Bedrooms.

The property has a gated access with a gravelled driveway sweeping into the courtyard grounds to provide more than ample parking space for both family and visitors.

There is a very good sized double garage set to the south eastern corner of the courtyard, which is of good quality construction and offers potential for conversion into family leisure/annex accommodation, subject to any necessary planning consents. The attractively landscaped walled courtyard garden, with its southerly aspect, provides a delightful setting for this residence, which we feel will charm many buyers. To the north of the barn there is a further smaller enclosed rear garden, with a gateway providing access into the close.



### THE AREA

Heighington is a very pleasant village with a thriving community and a good range of local amenities which include a primary school, doctor's surgery, co-op supermarket and public house. The historic City of Lincoln and its excellent range of shopping and social facilities lies only three and a half miles away. There are also good road connections in the area out to surrounding RAF bases, Sleaford, Grantham, the A1 and Newark with its London Kings Cross high speed rail connection.

### ACCOMMODATION

**ENTRANCE HALL** [10' 4" x 8' max (3.15m x 2.44m)] having double glazed panelled front entrance door and a southerly outlook across the grounds; exposed ceiling beams, exposed feature stonework in part, radiator, wall light fitting and power points. Doors through to breakfast kitchen, sitting room and to:

**REAR ENTRANCE LOBBY** [6' 2" x 4' 11" max (1.88m x 1.50m)] having rear stable style entrance door to grounds with upper glazed panel. Door through to **CLOAKROOM** with cloaks cupboard set to one corner, wash hand basin with tiled splash back and low level WC.

**SITTING ROOM** [17' 5" x 14' 10" (5.30m x 4.52m)] having a southerly outlook over the driveway into the grounds; large feature brick fireplace appropriate for a gas fire with ornament and TV plinths set to one side, exposed ceiling beam, radiator, TV aerial point and power points. Door through to:



*Sitting room*

**STUDY/BEDROOM** [14' 6" x 7' 7" (4.42m x 2.31m)] enjoying a southerly outlook and having high vaulted ceiling with exposed ceiling/roof timbers, radiator, telephone point and power points.



*Study/bedroom 3*

**BREAKFAST KITCHEN** [14' 8" x 11' 2" (4.47m x 3.53m) narrowing in part to 10' (3.05m)] having dual southerly and northerly outlooks; a range of country style pine fitted units comprising; drawer, base and eye level cupboards with work surface areas and single drainer one and half bowl sink unit inset. There is an open storage alcove and space for a laundry white good below, AEG oven/grill with cupboards above and below and Valor gas four ring hob to surface with cooker hood above. Set to one corner is the wall mounted Potterton 'neat a heat' electronic gas central heating boiler. There is space to one end for an upright fridge/freezer. Exposed ceiling beams, tiled splash backs to fitted work surface areas, radiator, inset ceiling spot light fittings, telephone point and power points. Door through to:



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### *Breakfast kitchen*

**LONG HALLWAY** having a very pleasant outlook over the walled courtyard garden; built in airing cupboard containing the insulated hot water cylinder, exposed ceiling beam, radiator and power points.

**BATHROOM** 10' 8" x 7' (3.25m x 2.13m) narrowing in part to 3' 11" (1.19m)] having panelled bath, corner shower cubicle with Aqualisa shower fitting, low level WC, bidet and wash hand basin set to toiletry surround. There is tiling to at least dado rail height, radiator, wall mounted vanity mirror and small fluorescent lighting strip with electric shaver socket.



*Bathroom*

**BEDROOM 2** [13' 5" x 10' 8" (4.09m x 3.25m)] having a northerly outlook over the enclosed rear garden; exposed ceiling beam, radiator and power points.



*Bedroom 2*

**BEDROOM 1** [14' 7" x 14' 6" (4.44m x 4.42m)] having a pleasant outlook over the walled courtyard garden; exposed ceiling beam, radiator, TV aerial point and power points



*Bedroom 1*

### **OUTSIDE**

The property is set to one corner of The Old Stackyard court and is approached across a gravelled driveway providing ample parking and access to the detached **DOUBLE GARAGE** [20' 3" x 19' 7"] having double up and over doors, fitted work bench area across the rear wall, fluorescent lighting strips, power points and water tap. This building offers the potential for alternative uses (subject to necessary planning consents).



*Detached double garage*

The Dovecote benefits from having a delightful wall enclosed courtyard garden with westerly and southerly aspects.



There is a formal area of lawn with accompanying well stocked flowerbeds and borders containing a wide variety of flowering plants and shrubs including geranium, ornamental conifers, orange blossom and more. There are security exterior light fittings and an outside water tap



From the Old Stackyard court there is a pedestrian gateway providing direct access into the enclosed rear garden, which can also be accessed directly from The Dovecote rear entrance lobby. The garden has been predominantly laid out with large formal flowerbeds containing a profusion of flowering plants and shrubs including roses, buddleia and berberis to name but a few.

A gravelled walkway extends along the length of the rear elevation of the property. The garden is well enclosed by tall panelled fencing with accompanying hedging in part.



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**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 Lincoln office, 43 Silver Street, Lincoln, LN2 1EH.

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*Brochure revised 11..5.15*

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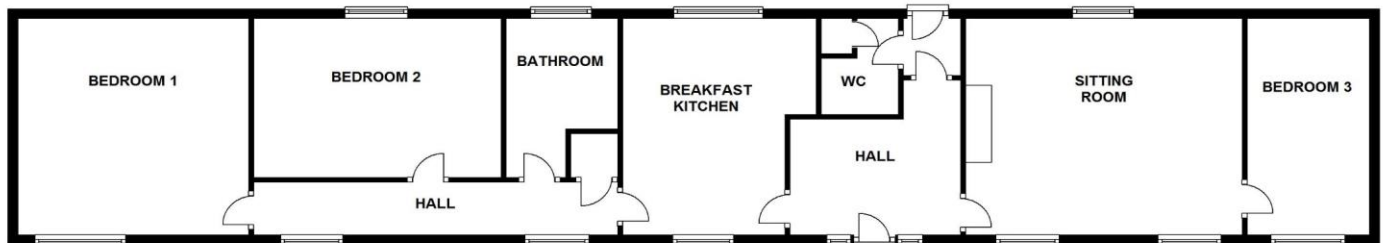
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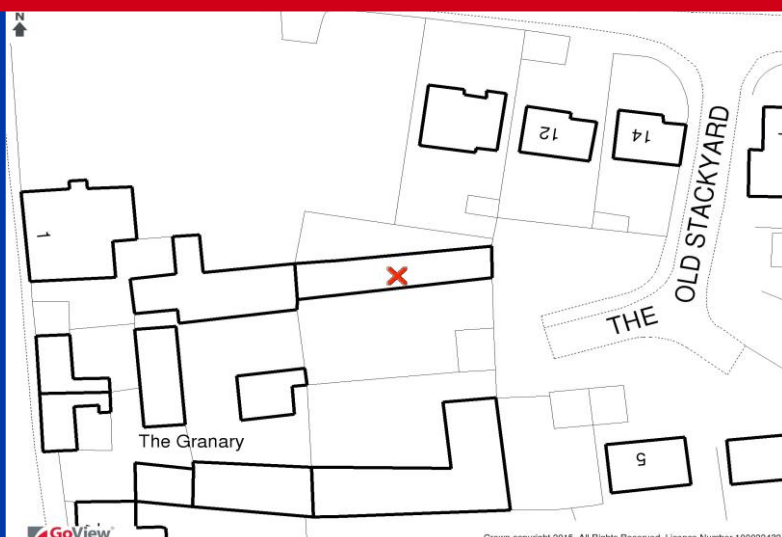
#### GROUND FLOOR

APPROX. 116.7 SQ. METRES (1256.6 SQ. FEET)



TOTAL AREA: APPROX. 116.7 SQ. METRES (1256.6 SQ. FEET)

The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.  
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