



The Beeches  
Wickenby Road, Lissington, Lincoln. LN3 5AE







## The Beeches

Wickenby Road, Lissington

This is a delightful and well-proportioned detached village residence of considerable distinction, offering approximately 1,776 sq ft / 165 m<sup>2</sup> (sts) of beautifully presented four-bedroom family accommodation, and combining the charm of a mature village home with the exceptional benefit of an **'A' rated Energy Performance Certificate**. Comprehensively refurbished to an excellent standard by the current owners since 2024,

The Beeches has been thoughtfully **'future proofed'** with modern renewable energy technology, including a Mitsubishi air source heat pump system, solar photovoltaic roof panels and a Tesla battery storage system.

In addition, the recent programme of refurbishment has introduced a range of high-quality contemporary enhancements, including stylishly appointed kitchen and bathroom fittings, plantation shutters to selected windows, and tasteful updates to décor and overall presentation throughout.

The house occupies attractive, mature landscaped grounds extending to approximately **0.27 of an acre (sts)**, positioned on the western fringe of the small and peaceful village of Lissington, and enjoying particularly appealing views across the adjoining Lincolnshire countryside.



### ACCOMMODATION

**Entrance Hall** with attractive panelled front entrance door, staircase up to first floor and radiator. Doors through to dining room, living room and:

**Good sized Cloakroom** comprising wash hand basin with toiletry cabinet below and tile splash back above, low-level WC, attractive wall panelling to dado rail height and radiator.



**Living Room** enjoying a southerly outlook across the front grounds and beyond to open countryside with plantation shutters to window casement; fireplace (closed) with attractive marble style surround and hearth suitable for an electric fire, exposed painted floorboards, coving and two radiators. French doors providing access to:

**Conservatory** of excellent proportions with pitched roof and benefiting from both southerly and westerly aspects and views over both front and rear gardens; ceiling fan/pendant light fitting and power points. Double glazed panel door to grounds.

**Dining Room** having an easterly outlook over the driveway and garage, plantation shutters to window casement, coving, radiator and ceiling spotlight fitting. Glazed panelled door to breakfast kitchen and wide open archway through to:

**Sitting Room** a delightful light reception room with a southerly view from window casement with plantation shutters; a very appealing stone style period detailed fireplace with hearth with French multi-fuel stove inset, coving, ceiling rose and two radiators.

**Breakfast Kitchen** having a very pleasant northerly outlook over the rear garden; comprehensive range of contemporary design style fitted base, drawer and wall units including a range of glazed china cabinets; granite works surface areas with ceramic sink unit inset. The work surface extends around the adjoining walls and out to form a peninsula divide having a breakfast bar area on one side with comprehensive range of drawer and cupboard space, corner carousel cupboards, pull-out pantry unit and a concealed slimline dishwasher beneath. A further smaller area of work surface to one side with corner carousel cupboard and pullout tiered drawer units, built-in oven with cupboard space above and beneath and a corner wall cupboard unit. Additional work surface with large open shelf, cupboard and drawer space as appropriate above and beneath. Tiled floor, attractive wood style splash backs to work surface areas and around the breakfast area, coving, radiator and ceiling spotlight fittings. Attractive oak feature panelled door with obscure decorative leaded light style panel through to:

**Large Side Entrance Hallway** providing an ideal cloaks area, having a double glazed uPVC entrance door, tiled floor, and radiator. Sliding panel door through to garage and open doorway to:

**Utility Room** of good proportions having a northerly outlook over the rear garden; pedestal wash hand basin with Tapworks water softener set to one side, room for appropriate laundry white goods, space for upright fridge/freezers as required and tiled floor. uPVC rear entrance door to grounds.





## First Floor

**Landing** with a delightful view to the north over the gardens with an accompanying panoramic outlook over miles of open Lincolnshire countryside; access to roof space and radiator.

**Bedroom** (southwest corner) having a pleasant southerly outlook over the front grounds and across the lane; built in clothes closet to one corner and radiator.

**Bedroom** (northwest) with appealing northerly and westerly outlooks over the grounds and countryside beyond; and radiator.

**Family Shower Room** refurbished to an excellent standard with contemporary design style appointment comprising; good sized walk-in shower cubicle set to one side with appropriate shower fitting and attractive wood style panel full height splash back, cantilevered wash hand basin with deep toiletry drawer storage space below and toiletry cabinet with mirror panelled doors above; low level WC. Window casement with plantation shutters, built in airing cupboard containing the insulated hot water cylinder with immersion heater, linen cupboard set to one corner, attractive feature full height tile style panelling to all walls, wood style laminate flooring, coving, contemporary design style vertical radiator/towel rail and ceiling light fittings.

**Central Landing** with built-in clothes/storage cupboard space to one side.

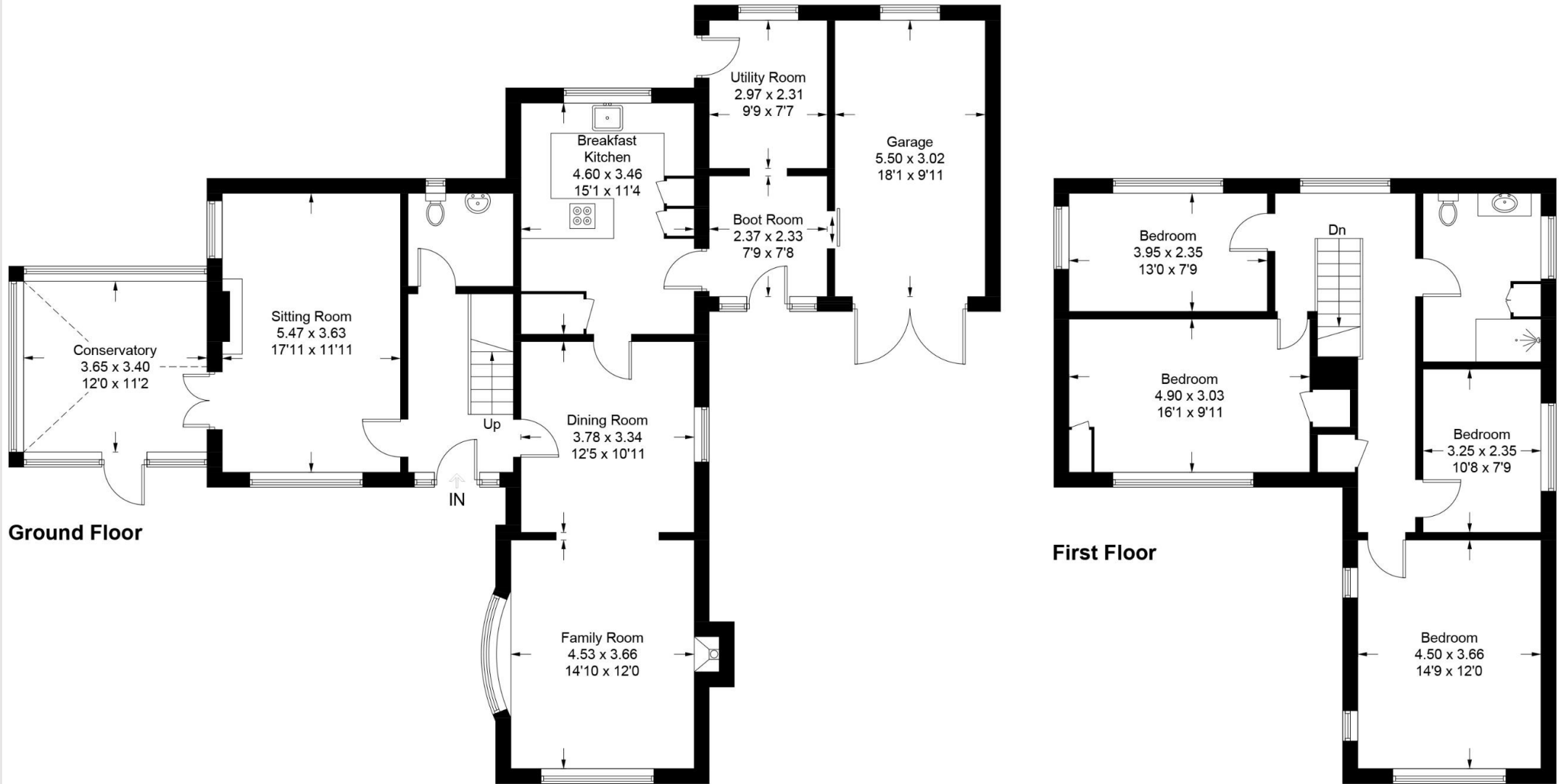
**Bedroom** (east) currently utilised as a dressing room with views down over the driveway and front grounds; plantation shutters to window casement and coving and radiator.

**Principal Bedroom** of excellent proportions with appealing views out over the grounds to the south and west and beyond to adjoining countryside; access to roof space and radiator.



# The Beeches

Approximate Gross Internal Area  
Ground Floor = 125.7 sq m / 1353 sq ft  
First Floor = 73.7 sq m / 793 sq ft  
Total = 199.4 sq m / 2146 sq ft  
(Including Garage)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



## OUTSIDE

This attractive residence stands on the western fringe of the village and is approached from the lane across a paved/concrete driveway which sweeps into the grounds and provides more than adequate parking for both family and visitors, as well as access to the attached **Garage** with part glazed double doors, pitched roof level, voltaic panels, light fittings and power points. The front grounds have mature attractive landscaping with raised well stocked beds and to the driveway area very attractive shrubs and plants. There is a good size area of lawn adjoining the front of the house sheltered by trees with a view out across the lane towards the adjoining countryside. A paved patio area is situated to the front southern elevation of the house with a summer pull out awning.

There is a very good sized rear garden with lawn, mature shrubs and to one side raised vegetables beds and a former vegetable/fruit bed which is a present laid with low maintenance bark. An accompanying large area of patio adjoining the rear of the house onto which the entrance door to the utility opens. To the rear of the garden as it narrows, there is a good sized garden Store/Workshop and small orchard of fruit trees. To the west and north there are open panoramic views across the adjoining countryside. The Mitsubishi Electric Ecodan air source pump is discreetly located, exterior light fittings and a garden water tap.

## THE AREA

Lissington is small peaceful village, pleasantly located within open countryside between Market Rasen and Lincoln. The village enjoys excellent access to nearby Market Rasen (4.5 miles / around 7 minutes), which provides a wide range of everyday services, shops, schools, and leisure facilities. The historic cathedral city of Lincoln lies just 10.5 miles to the southwest (around 15 minutes), offering an extensive choice of shopping, cultural, and social amenities, as well as highly regarded schools and the University of Lincoln.

For those who enjoy the outdoors, the village is just a short drive away from the Lincolnshire Wolds, renowned for its rolling landscapes, walking routes, and charming villages.

West Lindsey District Council – Tax band: D

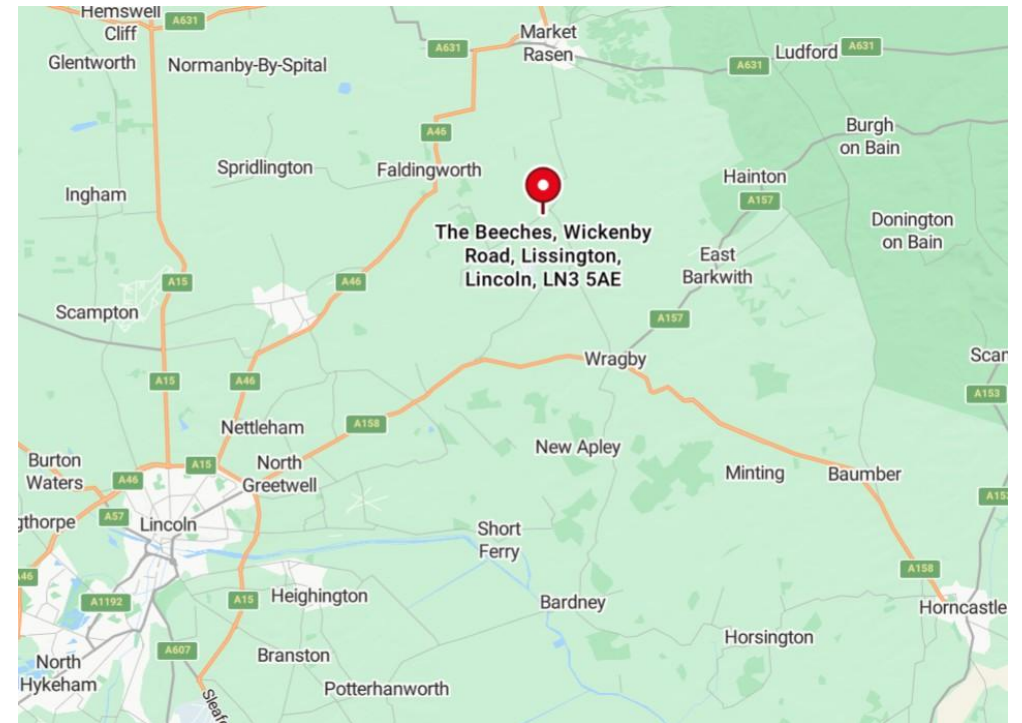
**ENERGY PERFORMANCE RATING: A**  
Mains water, electric – Private Drainage System

**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  
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