



Bumble Bee Cottage

South Willingham

M A S O N S
— SINCE 1850 —

Bumble Bee Cottage

Barkwith Road, South Willingham
LN8 6NN



Charming Georgian semi-detached cottage with
a stylish modern twist

Picturesque rural surroundings with far-
reaching countryside views

Large private garden offering excellent space for
entertaining, gardening and outdoor enjoyment

Two well-proportioned double bedrooms

Outbuildings ideal for storage, hobbies,
workshops or home working

Cosy yet spacious living environment with an
abundance of character

Warm and inviting kitchen with a classic cottage
feel

Generous plot size of approx 0.5 acre (STS)

A delightful two-bedroom “chocolate box” cottage, dating back to 1834 and steeped in history, having originally formed part of the Heneage Estate where it was once home to the estate’s beehive workers. The property was later divided into two homes in 1910, retaining much of its traditional character and individuality, whilst the current living room extension was added in 2010, creating a thoughtful blend of period appeal and modern country living. Beautifully styled with a modern country-chic feel, this charming home offers a wonderful combination of traditional cottage character and contemporary comfort, complemented by a private driveway, generous gardens and lovely rural views across the surrounding countryside.

Beyond the main accommodation, the property offers an impressive selection of versatile outbuildings, adding an exciting further dimension and providing plenty of scope for the new owners to make the most of the space. From the useful outhouse currently utilised as a utility room, which offers potential for further extension or incorporation into the accommodation, to the substantial modern workshop and summerhouse-style outbuilding, there are numerous possibilities for storage, hobbies, home working or entertaining. Set within a peaceful rural setting and offering a rare combination of heritage, character, outdoor space and versatility, this is a truly individual cottage with a fascinating history.

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The welcoming front porch immediately sets the tone for this charming countryside cottage, providing a practical space for coats, boots and everyday storage whilst adding to the property's delightful rural character. From here, you step into a versatile additional reception space, currently utilised as a home office, offering flexibility to suit a variety of needs. Whether retained as a dedicated workspace, snug or reading area, this is a useful addition to the accommodation. The space also provides access to the beautifully renovated shower room, finished in a modern and neutral style with a sleek, contemporary feel. The room is complemented by a stylish twin-basin vanity unit, providing both practicality and a touch of sophistication, whilst the overall finish remains fresh, understated and in keeping with the character of the property.







The kitchen perfectly captures the traditional character of this delightful cottage, with a classic feel that is warm, welcoming and full of personality. The wooden cabinetry complements the period style beautifully, whilst the sleek worktops provide a practical and clean finish. Traditional under-counter curtain storage adds to the property aesthetic, offering useful additional storage whilst retaining the authentic cottage feel. The kitchen also benefits from a traditional curtain-fronted pantry area, providing further practical storage and enhancing the country style. From here, there is access to the staircase leading up to the bedroom accommodation, creating a natural flow between the ground and first floors.



The dining room provides an elegant and characterful reception space, retaining a strong sense of traditional style. The room is fully panelled, creating a sophisticated backdrop and adding depth and texture throughout, whilst the dark wood fireplace provides a striking focal point. A log burner sits within the fireplace, introducing a warm and inviting element to the room and perfectly complementing its cosy setting. Either side of the fireplace are feature alcoves, adding further architectural interest and providing useful spaces for display, storage or styling.

The lounge is a bright and inviting reception room, benefiting from a desirable double-aspect layout that allows an abundance of natural light to flow throughout. The room is panelled throughout, continuing the sophisticated traditional styling seen elsewhere in the property, whilst an exposed brick fireplace provides a striking focal point and adds a further layer of character and texture. French doors open directly onto the patio and garden, creating an excellent connection between the indoor and outdoor spaces. The combination of generous natural light, traditional detailing and direct access to the garden creates a comfortable and versatile living space



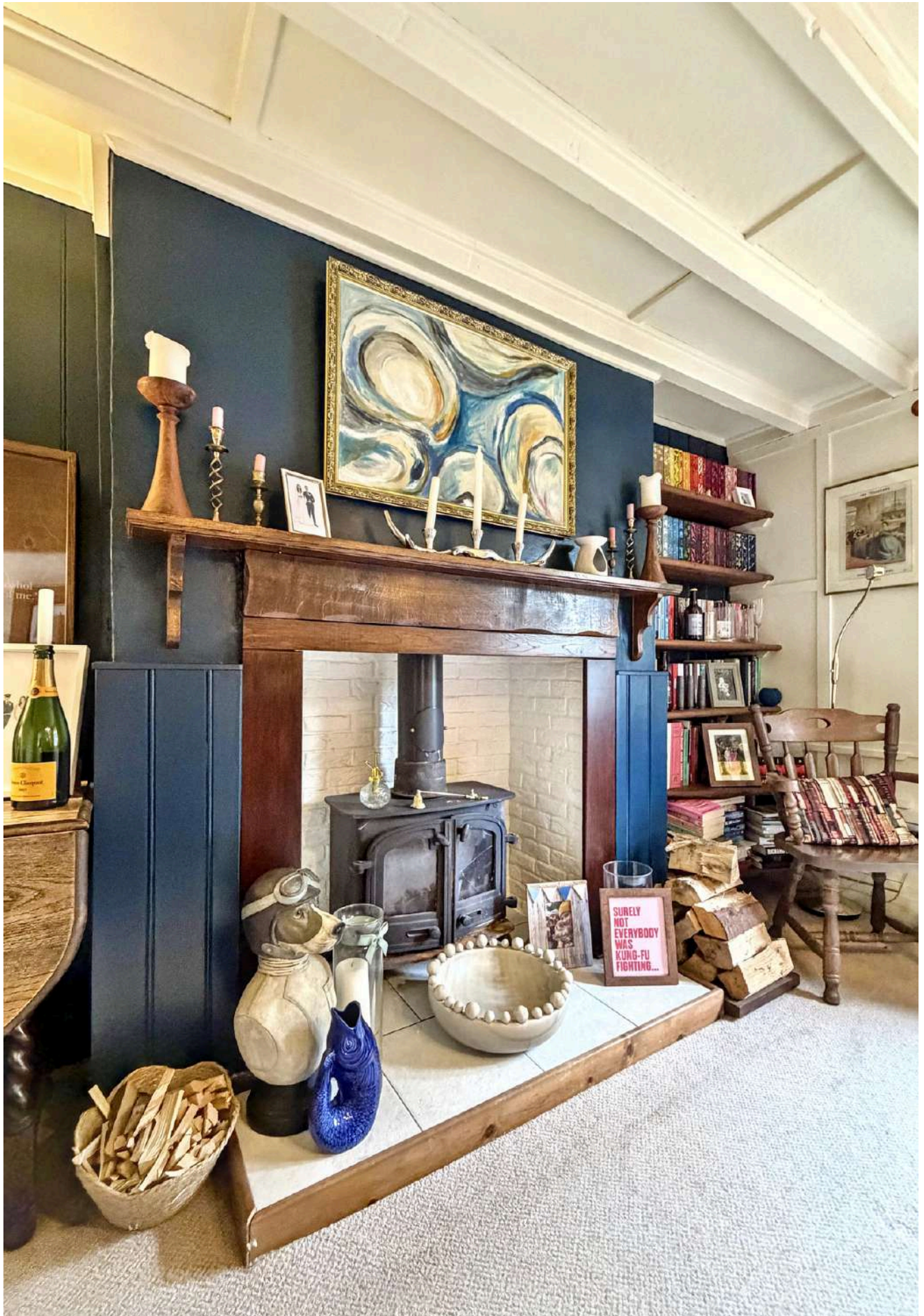






The principal bedroom is a beautifully presented and restful space, thoughtfully decorated in olive and dusky pink tones that complement the traditional character of the cottage. Wooden doors provide access to useful built-in storage, offering a practical solution while maintaining the room's understated aesthetic. Low-level windows introduce natural light whilst retaining the cosy proportions and character associated with the property. Half-height wall panelling adds further architectural interest and texture, creating a refined backdrop that enhances the overall feel of this inviting principal bedroom.





Bedroom Two is a versatile additional bedroom, offering a comfortable and practical space with the flexibility to accommodate a small double bed if required. The attractive wall panelling continues into this room, maintaining the cohesive traditional styling found throughout the first floor and adding further depth and character. Ideally suited as a guest bedroom, the room could also provide an excellent dressing room, nursery or occasional bedroom depending on the needs of the new owners. Its adaptable proportions make it a useful addition to the accommodation, whilst retaining the cosy and welcoming feel found throughout this characterful cottage.



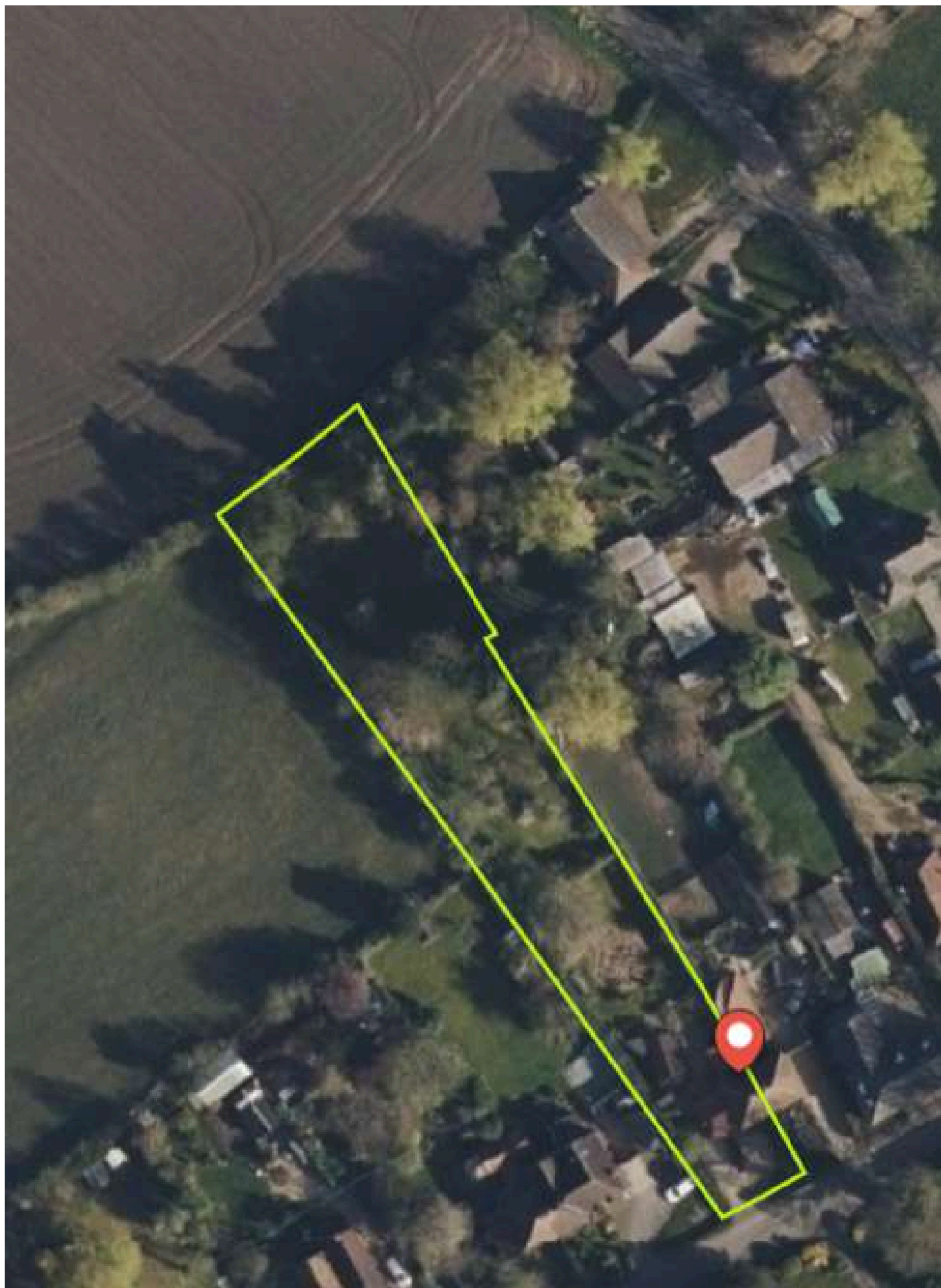
A particular feature of the property is the selection of versatile outbuildings, offering excellent potential for a variety of uses. The original outhouse, currently utilised as a useful utility room, provides further scope for those wishing to extend or incorporate the space into the main accommodation, subject to any necessary permissions. Further into the garden is a substantial workshop, constructed approximately two years ago, offering excellent storage and workspace. There is also the potential to reinstate electricity to the workshop, as the previous outbuilding in this position was previously connected, although this has not yet been carried out.

Closer to the house is a summerhouse, which benefits from electricity and lends itself beautifully to a range of uses. Whether utilised as a home office, entertaining or hosting space, garden room or additional storage, this versatile building provides another valuable area to enjoy. At the centre of the garden is a distinctive circular patio area, creating a natural focal point and an ideal setting for outdoor entertaining. With a dedicated BBQ and seating area, this provides a wonderful space for enjoying summer evenings with family and friends. From here, the garden continues to unfold, with a natural flow leading further towards the orchard and the additional outbuildings beyond.

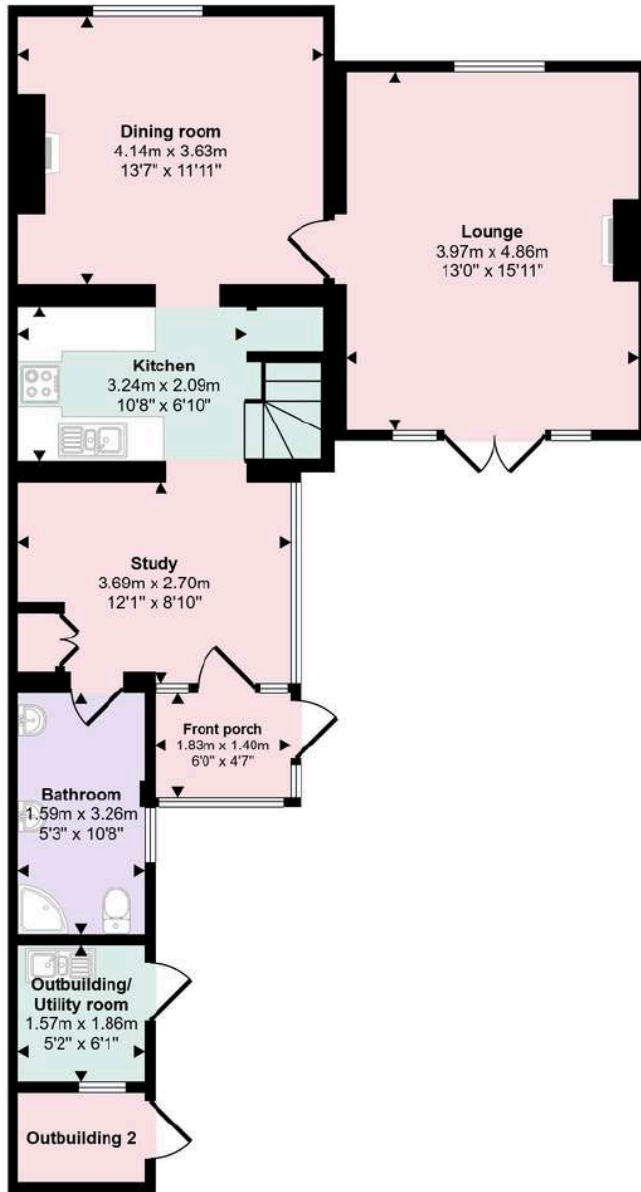
The garden (around 0.5 of an acre) offers an appealing mix of formal and natural areas, with a dedicated fruit and vegetable growing space providing an opportunity for those with a keen interest in gardening. Further into the plot, a wild meadow creates a more natural and relaxed feel, whilst beyond the garden are far-reaching views across the surrounding agricultural fields. The combination of entertaining space, productive garden areas, orchard, meadow and rural outlook creates a truly versatile outdoor environment, with plenty of space to enjoy and explore throughout the seasons.



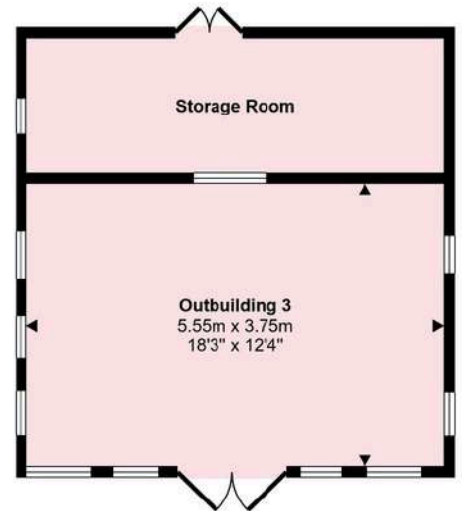




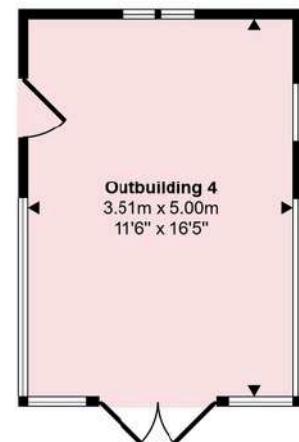




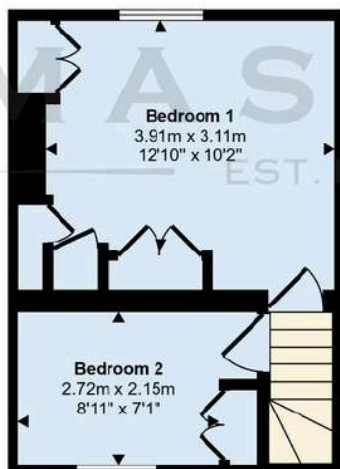
Ground Floor
Approx 71 sq m / 764 sq ft



Outbuilding
Approx 32 sq m / 344 sq ft



Outbuilding
Approx 18 sq m / 189 sq ft



First Floor
Approx 26 sq m / 280 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like real items.

Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale.

The Lincolnshire Wolds and The Coast

Recognised as an Area of Outstanding Natural Beauty (AONB), the Wolds is ideal for those who appreciate outdoor activities like walking, and cycling with miles of scenic trails and bridleways weaving through its charming villages and farmland. Towns and villages like Louth, Market Rasen, and Alford offer a blend of rural charm and modern convenience, with a strong sense of community, and an array of amenities, including shops, cafés, and pubs. The region is known for its excellent primary and secondary schools, making it particularly attractive for families.

Stretching for miles, the Lincolnshire coastline is home to stunning beaches, nature reserves, and picturesque villages, providing an ideal setting for those seeking a more relaxed, rural lifestyle. Areas like Skegness, and Mablethorpe offer thriving local communities, great schools, and a variety of amenities. The region's natural beauty, including the renowned Gibraltar Point National Nature Reserve, makes it perfect for outdoor enthusiasts, with opportunities for walking, birdwatching, and cycling.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E		
21-38	F	38 F	
1-20	G		

Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band B

Services Connected

We are advised that the property benefits from electric storage heating and is connected to mains electricity and water, with drainage via a private system which was renewed in 2022. No utility searches have been carried out at this stage to independently confirm these services.

Tenure

Freehold

Location

What3words: ///vesting.inhales.penny

Directions

From St James Church in Louth, travel north along Bridge Street into Grimsby Road and turn left along St Marys Lane at the crossroads. At the end of the road, turn right and proceed to the roundabout. Take the second exit onto the A157. Keep left at the fork and after 8.5 miles, pass the Hainton Inn, go round the left bend and then turn left to South Willingham at the right bend. In the village centre, turn first right onto Barkwith Road and proceed a short distance until Bumble Bee Cottage is found on the right.

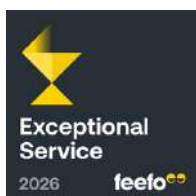
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