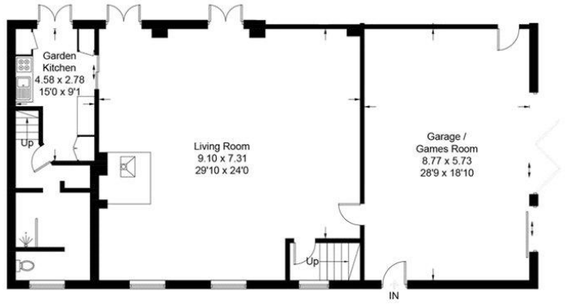
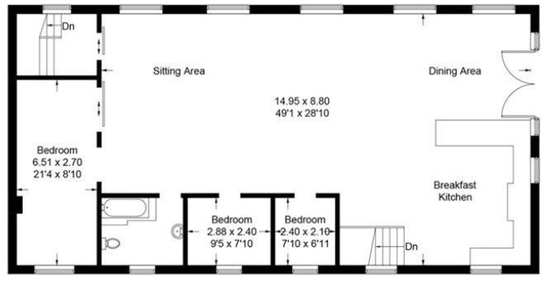
Highgate Factory, High Gate,
Helpringham, Sleaford

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



Ground Floor



First Floor

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.

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Highgate Factory, High Gate, Helpringham, Sleaford, Lincolnshire, NG34 0RD

Offers Over £395,000 Freehold

Situated in the heart of a popular and well-connected village, this unique former factory has been thoughtfully modified to create a spacious and versatile residential dwelling. Once a busy industrial premises, the property now offers an exciting blend of character, scale, and modern living potential, making it a rare opportunity for buyers seeking something truly distinctive.

Former factory building in a popular and well-connected village location | Partially converted into a spacious and characterful residential dwelling | Generous internal space with high ceilings, large rooms, and flexible layout | Set on a good-sized plot with private parking and scope for landscaping or extension

Winkworth

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DESCRIPTION

Behind its industrial exterior lies a generously proportioned interior that has already undergone significant residential adaptations. The current layout offers flexible living accommodation, with scope for further improvement or reconfiguration to suit a variety of lifestyles or multi-generational living. Expansive open-plan areas, high ceilings, and large windows provide an abundance of natural light throughout, while original features hint at the building's past.

Set on a substantial plot, the property also benefits from ample outdoor space, including private parking and garden potential. Its position within the village ensures easy access to local amenities, schools, and transport links, while still enjoying a sense of privacy and individuality not often found in more conventional homes.

ACCOMMODATION

Downstairs:

Garage/Games Room - 28'9" x 18'10" (8.76m x 5.74m)

Living Room - 29'10" x 24' (9.1m x 7.32m)

Garden Kitchen - 15' x 9'1" (4.57m x 2.77m)

Shower Room

Upstairs:

Breakfast Kitchen/Sitting/Dining Area - 49'1" x 28'10" (14.96m x 8.8m)

Bedroom - 21'4" x 8'10" (6.5m x 2.7m)

Bedroom - 9'5" x 7'10" (2.87m x 2.4m)

Bedroom - 7'10" x 6'11" (2.4m x 2.1m)

Bathroom

Agents Note - The property is still listed as commercial. However, the owner has informed us there is change of use and this can be implemented. The workshop is NOT included for sale however can be available via separate negotiation.
Please note that prior to acceptance of any offer, Waldeck Snarey & Brown Ltd t/a Winkworth are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. We are most grateful for your assistance with this.

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold















