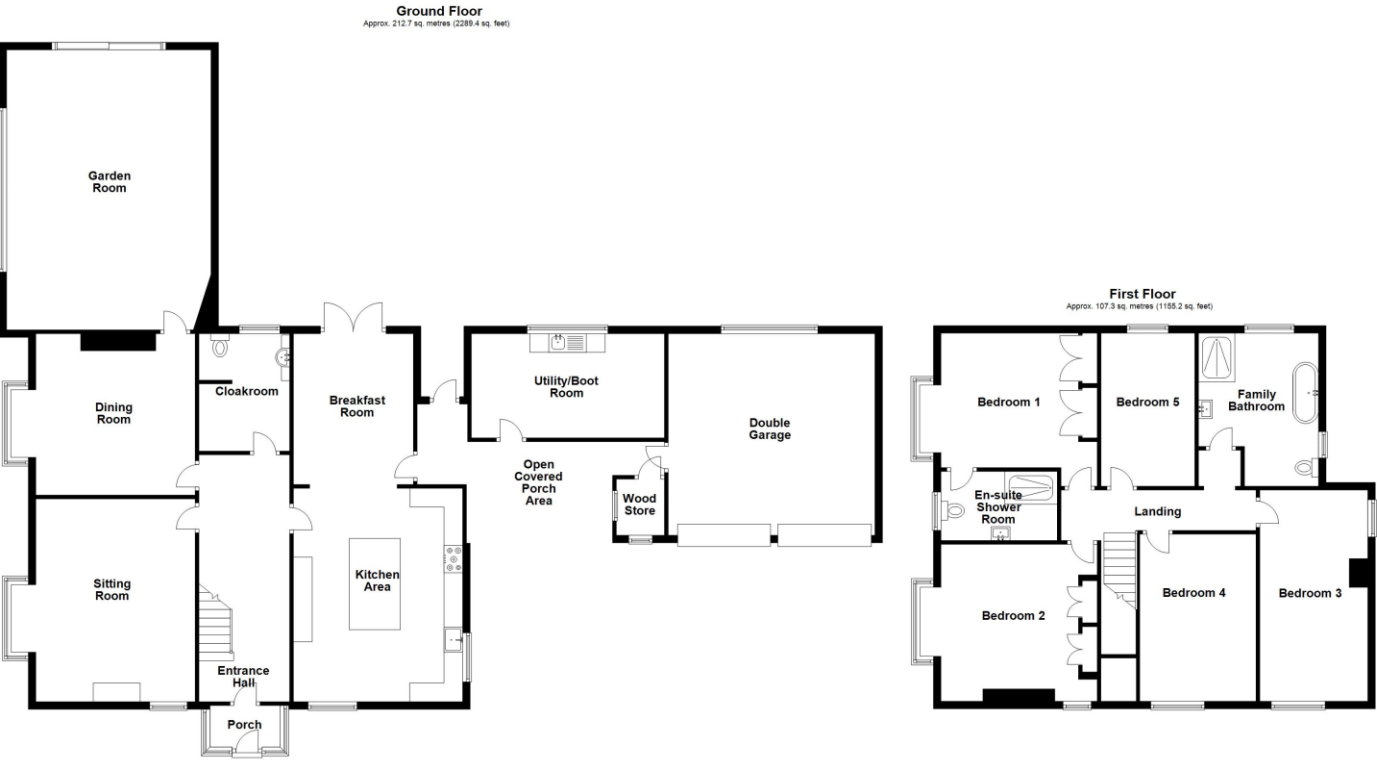


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		



Park House, 23 High Street, Walcott, Lincoln, Lincolnshire, LN4 3SN

£580,000 Freehold

Dating back to 1790, Park House is a truly exceptional home nestled in the peaceful and desirable village of Walcott. Set on approximately 0.4 acres, this beautifully presented five-bedroom detached property blends period elegance with tasteful modern updates—creating a warm and characterful living space that’s ready to move into.

Detached Characterful Country Home | Originally Dating Back to circa 1790 | In Excess of 3000 SqFt | Approx 0.4 Acre Plot | Four Reception Rooms | Beautiful Modern Kitchen | Five Good Size Bedrooms | En-Suite & Family Bathroom | Beautiful Landscaped Gardens | Range of Outbuildings & Stores | Attached Double Garage & Driveway



DESCRIPTION

From its high ceilings and deep skirting boards to its spacious rooms and striking walled garden, this home offers a rare opportunity to own a piece of history without sacrificing modern comforts. Lovingly extended and improved over time, it retains its original charm while offering over 3,000 sqft of flexible living accommodation.

Inside, the home boasts four versatile reception rooms, a bespoke kitchen designed with both function and style in mind, five generous double bedrooms, and two bathrooms. The layout provides an ideal balance between formal and relaxed living—perfect for both family life and entertaining.

The ground floor flows beautifully, featuring an inviting Entrance Hall, Sitting Room, Dining Room, Breakfast/Dining Area adjoining the Kitchen, and a substantial Living Room with vaulted ceilings and sliding doors opening directly to the garden. Upstairs, the spacious Master Bedroom benefits from an En-Suite, while the additional bedrooms and family bathroom offer plenty of space for guests or growing families.

Externally, Park House continues to impress. The sublime walled garden offers an idyllic private escape, complete with a peaceful reading room and a range of outbuildings and stores that offer incredible potential—whether you’re looking for creative studio space, a home office, or further accommodation. There’s also an attached double garage, a wood store, and a covered side porch for additional convenience.



Walcott is a charming village with excellent access to Lincoln, Sleaford, and the picturesque Woodhall Spa. The village itself offers a pub, bakery, village hall, and play park.

Early viewing is highly recommended to fully appreciate all this remarkable home has to offer.

ACCOMMODATION

Entrance Hall

Kitchen Area - 18'8" x 14'10" (5.7m x 4.52m)

Breakfast Room - 13'2" x 10'6" (4.01m x 3.2m)

Utility Room

Cloakroom

Dining Room - 14'2" x 13'11" (4.32m x 4.24m)

Sitting Room - 17'9" x 13'11" (5.4m x 4.24m)

Snooker Room - 24'6" x 17'11" (7.47m x 5.46m)

Double Garage - 17'8" x 18'1" (5.38m x 5.5m)

Bedroom 1 - 13'8" x 13'8" (4.17m x 4.17m)

En-suite

Bedroom 2 - 13'8" x 13'8" (4.17m x 4.17m)

Bedroom 3 - 18'6" x 9'5" (5.64m x 2.87m)

Bedroom 4 - 14'7" x 10'2" (4.45m x 3.1m)

Family Bathroom

Bedroom 5 - 13'5" x 8'3" (4.1m x 2.51m)

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

E