



BY DESIGN

*Spring Villa*

Station Road, Bardney, Lincoln, Lincolnshire, LN3 5UD

# An exceptional Victorian Villa, with its striking traditional style, offering a superb family home

Situated in a tranquil, prime position within the sought-after village of Bardney, this exemplary Victorian villa, with its striking traditional style, offers an exceptional opportunity to acquire a four/five-bedroom, two-bathroom residence with a large family room and study which also has alternative multigenerational potential. The property has been impeccably restored to maintain many period features and is infused with quality fittings and luxurious details throughout. Externally, it enjoys a sense of space and distinction, benefiting from an elevated spacious and peaceful gated setting, featuring a detached workshop, expansive lawned gardens with mature trees and holly hedging, and private parking for several vehicles, complete with an EV charging point.













# Accommodation

Upon entering Spring Villa, you are welcomed by a bright and spacious hallway with tall ceilings, which leads into an inner hall where stairs rise and turn to the first-floor landing. This area is enhanced by an oversized original stained-glass window and a cloakroom fitted with a Villeroy & Boch WC.

The formal lounge enjoys double-aspect views, with walk-in sash windows to the front and additional windows to the rear, along with high ceilings. A bespoke Farmington Cotswold stone fireplace provides an attractive focal point, complemented by a free-standing Contura wood-burning stove. The formal dining room also features a walk-in sash window to the front aspect and high ceilings and also includes a bespoke Farmington fireplace with an inset Contura wood-burning stove.

The kitchen/breakfast room benefits from side-aspect views, with a sash window and door leading outside to a gravel patio and is fitted with a range of matching wall and base units and a sink unit. The ground floor is further enhanced by a separate utility room, which offers additional fitted base units, a sink unit, and a generous cloakroom with further storage space for coats and shoes.

The ground floor also offers a separate highly versatile space with dual aspect views that could serve as an additional reception area for family living, home office, or self-contained one-bedroom ancillary accommodation. This area includes a well-appointed wet-room style shower room with WC and a spacious room with windows to the front and rear aspects and a door to the rear garden and second patio. Double doors lead to a further generous space, suitable for a variety of uses including study, exercise room or ground floor bedroom.

A graceful staircase with carpet stair rods leads to the first floor and a spacious split-level landing with tall ceilings and deep coving. The four double bedrooms are all elegant rooms with high ceilings, each enjoying pleasant views with the principal bedroom featuring a further bespoke Farmington stone fireplace. All four bedrooms are served by a beautiful Villeroy & Boch bathroom suite, which features a rainfall shower and luxurious Sebastian Conran freestanding bath.

Outside, the home is accessed via Station Road and enjoys a private gated driveway with brick pillars, a pedestrian gate and a holly hedge along the front boundary, enhancing privacy. The front of the property provides off-street parking for several vehicles with an EV charger and a very generous lawned garden, and a raised veranda. An internal gate accesses the rear gardens, which enjoy lawned areas to the rear and side aspect, a variety of native trees and tall timber fencing, along with a detached workshop and garden store.









# Location, Schooling & Services

Bardney is a well connected and welcoming village set on the eastern bank of the River Witham, just ten miles from the historic city of Lincoln. Surrounded by open Lincolnshire countryside, it offers the ideal balance of peaceful rural living and convenient access to the city's wider amenities. The village has a strong sense of community, making it an appealing choice for families, commuters and anyone seeking a friendly, well served place to call home.

The village provides an excellent range of everyday facilities. These include a nursery and pre school, a highly regarded primary school and a dedicated youth centre. Practical needs are well supported with a doctors' surgery, pharmacy, Community Fire Station, church, Co op, Post Office, butcher, community coffee shop, fish and chip shop, two hairdressers and local garages – all within easy reach of the village centre.

Community life is a real strength in Bardney. The large village hall and recreation ground host sports clubs, Scouts, a bowls club and a children's play area, offering activities for all ages. The Bardney Heritage Centre celebrates the area's rich history and adds to the village's charm and character.

For families, education options are a major advantage. Bardney Primary School is highly valued locally and sits within the grammar school catchment area. Secondary schooling is easily accessible, with options in Cherry Willingham, Branston and Welton, as well as selective grammar school provision in Horncastle. Several independent schools are also located within ten miles, offering day and boarding places for ages 2-18. This variety ensures families have a broad choice of comprehensive, selective and independent education within a short commute.

The surrounding countryside is one of Bardney's greatest attractions. Scenic walks and a National Cycle Route run along the River Witham and the Water Railway, both accessible from Station Road. Chambers Farm Woods, a short distance away, provides further opportunities for walking, wildlife spotting and outdoor leisure. Bardney Lock, within walking distance of Spring Villa, is a popular spot for riverside walks, cycling and enjoying the tranquil setting.

Bardney is also ideally placed for commuting. Lincoln city centre is around ten miles away and offers an extensive selection of shops, restaurants and cultural attractions, including the Grade I listed Lincoln Cathedral and the Medieval Castle, home to one of only four surviving exemplars of the Magna Carta. The Cathedral Quarter and Bailgate area provide independent shops, cafés and heritage sites. For travel further afield, Lincoln offers regular rail services, including a direct daily train to London King's Cross in under two hours.

Services: Mains gas, electric, water and drainage

Local Authority: West Lindsey District Council

Tenure: Freehold | Council Tax Band: E | Epc Rating: D | Sat Nav: LN3 5UD



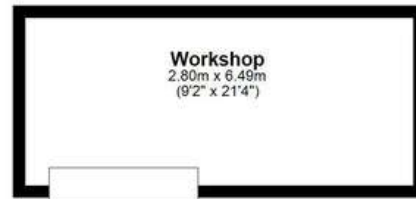




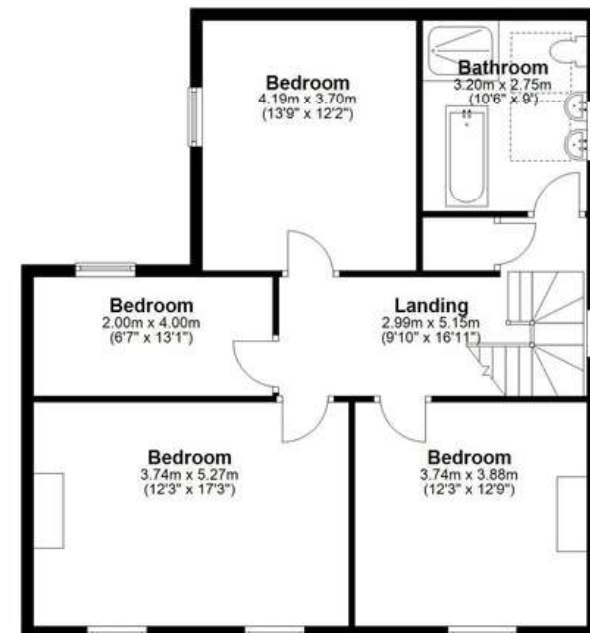
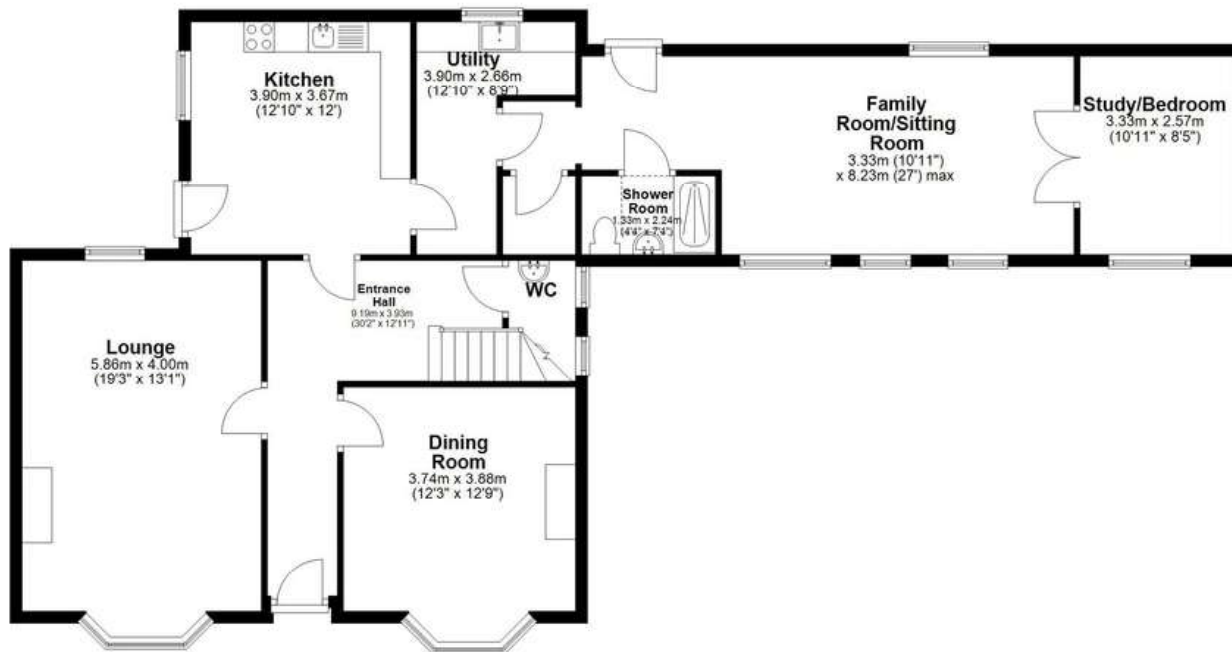




**Ground Floor**  
Approx. 146.9 sq. metres (1580.8 sq. feet)



**First Floor**  
Approx. 82.1 sq. metres (884.0 sq. feet)



Total area: approx. 229.0 sq. metres (2464.8 sq. feet)



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National audience

*local knowledge*