



Caradoc House, Greetwell Road, Uphill, Lincoln



Caradoc House, Greetwell Road, Uphill, Lincoln

Originally constructed for Mr TC Lazenby in 1877 and designed by William Watkins, this fine period villa with Dutch gables, nestling in .35 of an acre grounds, is believed to have been the first private dwelling house built on Greetwell Road.

Beautifully appointed accommodation, encompassing a wealth of original features, extends to some 4000 sq.ft. and briefly comprises, dramatic reception hall, three formal reception rooms, breakfast kitchen, study, utility, cloakroom and cellars to the ground floor, whilst an impressive open landing leads to five double bedrooms and two bathrooms on the first floor, along with a further two double bedrooms and bathroom to the second floor.

Outside cast iron gates lead to extensive parking courtyard and garaging, whilst principally walled, south facing, soft and hard landscaped gardens run to the rear with useful brick and pantile outbuildings,



ACCOMMODATION

Reception Hall

Entrance via solid wood front door, with highlight window over. Wooden sash window to front, original tessellated tile flooring. Staircase rising to first floor landing, high skirtings, cornicing, cast iron radiator, radiator and cover.

Reception One

Wooden bay to rear elevation with twin wooden doors, sash windows to side, wooden double glazed doors to side elevation, fireplace with cast iron gas stove, slate hearth, ornate cornicing, stripped and stained floorboards, high skirtings, two radiators.

Reception Two

Wooden box bay window to rear elevation, ornate cornicing, fireplace with wooden surround, open basket and marble hearth, high skirtings, two cast iron radiators.

Reception Three

Wooden box bay window to side elevation, ornate cornicing, high skirtings, stripped and stained floorboards, radiator and cover, further radiator.

Inner Hallway

Tessellated tiled flooring, back staircase rising to first floor landing, door leading to cellars.

Breakfast Kitchen

Wooden windows to front and side, partially glazed wooden door to side, tessellated tiled flooring, range of matching wall and base units with roll-top worksurfaces, ceramic sink, drainer and drainaway, Kenwood gas stove with extractor over, space and plumbing for dishwasher, tiled splashbacks, cast iron radiator.

Utility

Wooden sash window to side, ceramic sink, drainer and drainaway, cupboards under, rolltop worksurfaces, space and plumbing for washing machine and tumble dryer, tiled splashback, shelving, tessellated tile flooring.

Downstairs Cloakroom

Wooden window to side, two piece white suite comprising wash hand basin, low level WC. tessellated tile flooring, radiator.

Home Office

Dual aspect wooden sash windows to side and rear, fitted shelving and cupboards, stripped and stained floorboards, radiator.

Vaulted cellars

Power and light.

First Floor Galleried landing

Wooden window to front, skylight, high skirtings, cornicing, cast iron radiator, further radiator.

Bedroom One

Wooden box bay sash window to rear, cornicing, high skirtings, fireplace with wooden surround, cast iron insert with tiled hearth, built in wardrobes, cast iron radiator, door to bathroom.

Principal Bathroom

Wooden sash window to rear, three piece suite comprising wash hand basin in vanity unit, roll top bath, large walk-in shower, principally tiled, two heated towel rails.

Bedroom Two

Wooden sash window to rear elevation, high skirtings, cornicing, two radiators.

Bedroom Three

Wooden sash window to side elevation, cornicing, high skirtings, radiator.



Bedroom Four

Wooden sash window to front elevation, high skirtings, stripped and stained floorboards, original built in cupboard, radiator.

Bathroom

Wooden sash window to front elevation, three piece suite comprising wash hand basin, low level WC, P-shaped bath with shower over, principally tiled, radiator. Jack & Jill door to Bedroom Three.

Inner Landing

Stairs descending to inner hall, stairs rising to second floor.

Bedroom Five (currently utilised as dressing room)

Wooden sash window to front elevation, built in shelving and rails, radiator.

Separate Cloakroom

Sash window to side elevation, hidden cistern WC, wash hand basin, tiled flooring, radiator.

Boiler Room

Wooden sash window to side elevation, two wall mounted gas boilers, hot water cylinder.

Second floor Landing

Two skylights.

Bedroom Six

Wooden window to front elevation, stripped and stained floorboards, extensive eaves storage, radiator.

Bedroom Seven

Wooden window to rear elevation, under eaves storage, stripped and stained floorboards, radiator.

Bathroom

P-shaped bath with shower over, low level WC, pedestal wash hand basin, principally tiled, radiator.

OUTSIDE

Twin cast iron gates leading to extensive parking courtyard and detached double garage with power and light, mature trees and planting, water feature, high wall and fence surround. Extensive south facing rear gardens. Soft and hard landscaping, grassed area, raised decking, mature trees and planting, pond, feature lighting throughout front and rear gardens, gated side access, brick and pantile outbuildings with power and light.

BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer JHWalter 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) Regulation 2017. Further, when a property is for sale by tender an I.D check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

TENURE

Freehold. For sale by private treaty.

LOCAL AUTHORITY

Lincolnshire City Council: 01522 881188

COUNCIL TAX BAND

The property is in Council Tax Band G.

FIXTURES & FITTINGS

All fitted curtains, fixtures, fittings and garden ornaments are not included in the sale unless mentioned in these particulars. However, certain items may be available for purchase by separate negotiation.

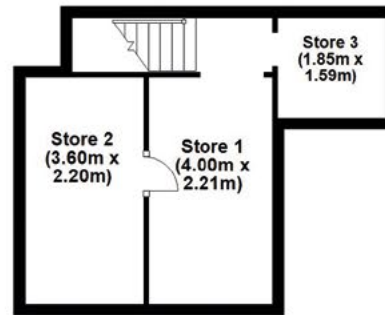
VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.



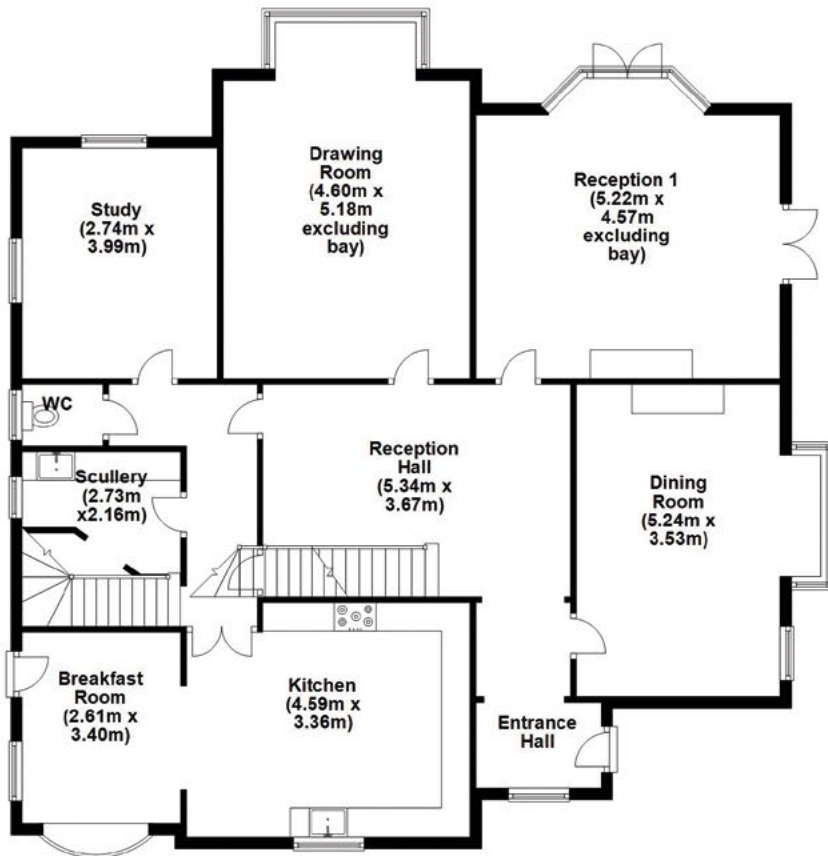
Basement

Approx. 23.9 sq. metres (257.8 sq. feet)



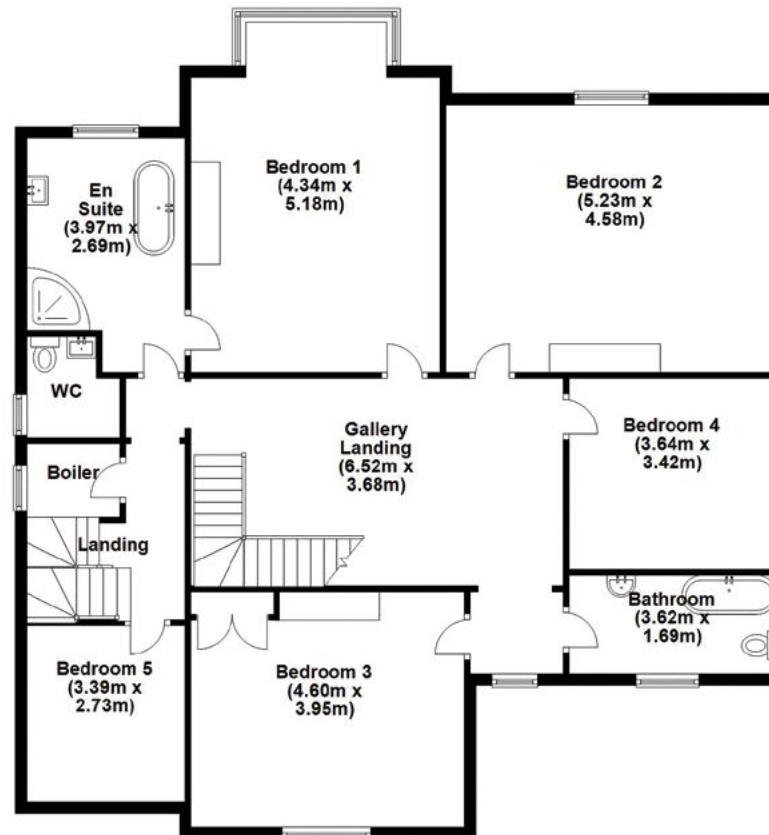
Ground Floor

Approx. 158.5 sq. metres (1706.0 sq. feet)



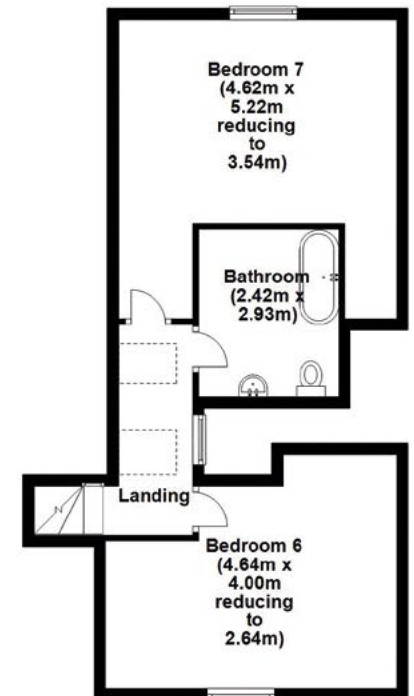
First Floor

Approx. 149.8 sq. metres (1612.4 sq. feet)



Second Floor

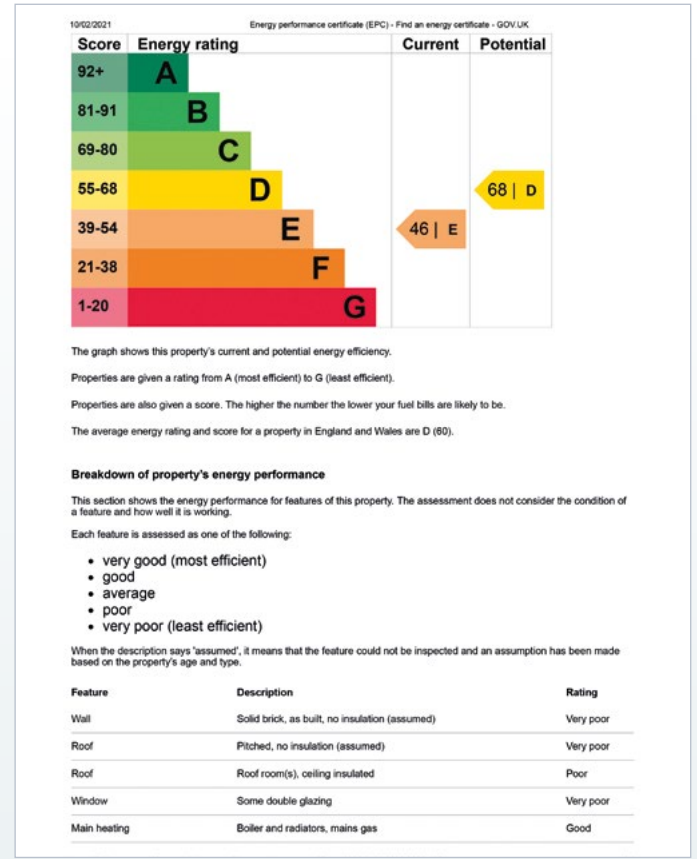
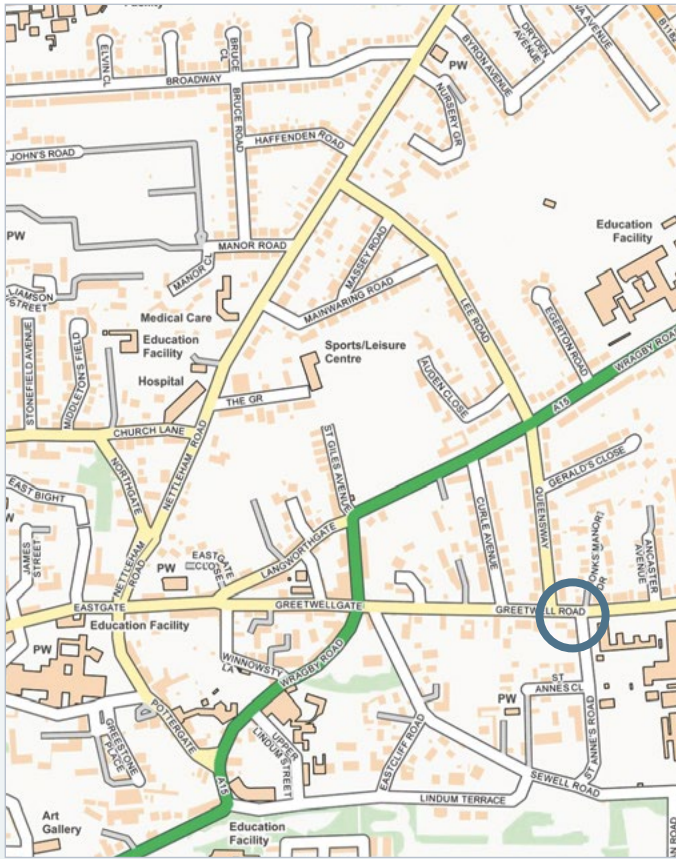
Approx. 52.2 sq. metres (561.9 sq. feet)



Total area: approx. 384.4 sq. metres (4138.1 sq. feet)







POSTCODE: LN2 4AQ

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