



Greestone Terrace
Lincoln

MOUNT & MINSTER



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Lincoln

A rare opportunity to acquire one of the most prominent privately owned Grade II listed Georgian town houses in the Cathedral quarter of Lincoln City.

- Five Bedroom Town House
- Additional Converted Brewhouse
- Period Features Throughout
 - Private Garden
 - Stunning Views
 - No Onward Chain



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DESCRIPTION

This prestigious Georgian residence with generous accommodation and enviable views is believed to date back to the 16th Century, altered mid to late 17th Century and refronted in it's current elevations in the late 18th Century.

The 5 bedroom residence is conveniently situated off Greestone Place which is directly linked to Minster Yard next to Lincoln Cathedral. The location is one of the most exclusive and popular addresses in the City.

In addition to the main residence, a Brewhouse has recently been converted to a self contained one bedroom detached house as ancillary accommodation.

GROUND FLOOR

Entrance Hall

The main door opens into a grand hallway, dominated by a central sweeping staircase with an elliptical arch above it containing fluted pilasters and doric capitals. The feature wallpaper continues from the hallway throughout the various staircases. An alcove is nicely situated next to the dining room door and there are various storage cupboards located either side of the staircase. A large sash window provides south facing sun to pour in.

Dining Room

(4.80m x 4.33m) A beautiful cast iron fireplace with marble surround is an attractive feature of this room, together with the twin sash windows facing the garden. A corner drinks cupboard allows multi-tiered storage. The versatility of this room provides for the opportunity to use this area as a living room and a TV aerial point is provided.

Kitchen

(4.78m x 4.01m) Distinctively decorated with tiled floors, a large Belfast sink with mixer taps from Clarendon of London, mains gas Aga, large pantry cupboards, granite work surfaces, electric hob, built-in appliances including a tumble dryer, washing machine and dishwasher.

Cellar

A stone staircase drops down to a large cellar providing extensive storage and an ideal space to accommodate one's wine collection.

FIRST FLOOR

Living Room

(4.56m x 4.80m) A gorgeous tiled fireplace and hearth is located beneath a timber and stone surround and mantle. The twin sash windows provide views out into the garden. An aerial point is provided.

Bathroom

(4.19m x 4.73m) A sensational bathroom due to its size and charm, the painted mahogany floorboards help contribute towards this fresh and light room. A cast iron fireplace is located at one end of the room with a timber pine surround. A large shower is situated in the corner, together with a sink and W.C. The most prominent feature, however, is the stand-alone roll top bath with the plumbing for the Fired Earth mixer taps rising from the floor. The sash window provides copious amount of light.

Bedroom 5/Study

(3.96m (max) x 2.34m) Ideal as either an additional reception room or a bedroom, a deep storage cupboard is located opposite a single sash window.

SECOND FLOOR

Master Bedroom

(4.92m x 4.34m) A stone fireplace and hearth is complimented by an elegant painted timber fire-surround. Twin sash windows face south and provide envious views out over Lincoln and the rolling countryside beyond. Aerial point provided.





Dressing Room

(3.14m x 2.53m) Sink with tiled splash-back, sash window, walk-in wardrobe with rail and spot lighting. W.C. attached.

Bedroom 2

(4.82m x 4.03m) A stone fireplace and hearth is complimented by an elegant painted timber fire-surround. A single sash window provides the same stunning views out over Lincoln and the countryside.

THIRD FLOOR

Bedroom 3

(6.13m x 3.88m) A large window provides the best views from the house from this highest point. A cast iron fireplace is located at the far end of the room with a stone mantle above. Exposed beams add even further to the period features located throughout the house. Aerial point provided.

Ensuite

Bath with Shower above, W.C., Washbasin and exposed beams.

Bedroom 4

(3.66m x 3.83m) Window providing far reaching views, exposed beams and a convenient storage cupboard.

GARDEN

The garden is accessed through a wrought-iron gate and is mainly laid down to a raised lawn area, together with trees, shrubs and flower beds.

BREWHOUSE

Kitchen

(3.44m x 3.80m) Accessed either immediately off Greestone Terrace or from the paved area of the garden. An attractive stone trough is flanked by a Victorian cast-iron range, both of which are retained original features from the original brewhouse. An additional stainless steel sink is located beneath the window with garden views. Electric oven and stove are conveniently located in the corner of the room and exposed beams are located above and continue throughout.

Open-Plan Living Room

(5.51m (max) x 4.04m) Full height ceilings are complimented by exposed timber beams. Lighting is via spotlights and skylights in the roof together with additional eye-level windows looking out into the garden.

Sun Room

(4.27m x 1.98m) Accessed via twin glass doors from the Living Room, this light and spacious room benefits from full height, floor to ceiling windows and doors opening out directly onto the bottom garden.

Bathroom

(2.16m x 1.7m) Bath, sink, W.C and extractor fan.

Mezzanine Bedroom

(5.33m x 3.28m) Accessed up a spiral staircase, pitched roof with exposed beams and skylight.

METHOD OF SALE

For sale by private treaty.

TENURE

Freehold with vacant possession upon completion.





COUNCIL TAX BAND

Council tax band: F

ENERGY PERFORMANCE CERTIFICATE

EPC rating:

SERVICES

The property is centrally heated throughout with mains gas, drainage, electricity and water. Prospective purchasers are encouraged to satisfy themselves that all services and appliances included in the sale are in working order.

VIEWINGS

By prior appointment with the Sole Agents: 01522 716204

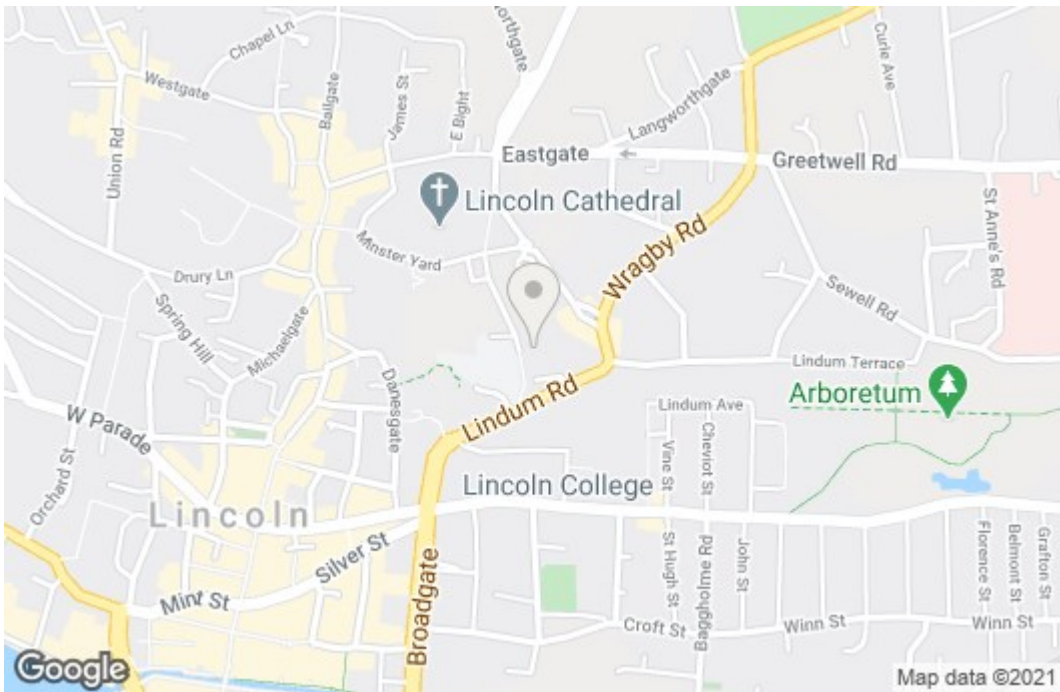
ADDITIONAL INFORMATION

For further details, please contact Daniel Baines at Mount & Minster:

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Approx. Gross Internal Floor Area 2253 sq. ft / 209.50 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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