



Deloraine Court, James Street
Lincoln

MOUNT & MINSTER



Deloraine Court, James Street

Lincoln

Stunning and unique Grade II* Listed residence in the heart of the Cathedral Quarter.

- Grade II* Listed House
- Three Ground Floor Reception Rooms
- Impressive First Floor Drawing Room
 - Kitchen Breakfast Room
 - Large Orangery
 - Five Double Bedrooms
- Double Garage; Gated Driveway
 - Beautiful Gardens
 - Views of the Cathedral
 - No Onward Chain



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INTRODUCTION

A stunning and historic Grade II* Listed period residence, which originally dates back in part to both the 12th and 17th Centuries, situated in a prestigious Uphill area of the City and close to the famous Cathedral. The property comprises an entrance hall with stairs leading up to the great chamber and a further staircase leading up to the first floor. On the ground floor there is a snug, dining room and cellar believed to date back to the 13th century, a utility room, superbly fitted kitchen breakfast room with appliances and four-oven Aga, an impressive orangery as well as a cloakroom and WC. On the first floor there is the magnificent oak panelled great chamber/drawing room which is believed to date back to the early 1600s and has two bay windows overlooking the garden, a fireplace with multi-fuel burner and a former priests hole. There are four bedrooms on the first floor with a well appointed family bathroom, separate WC and further shower room, whilst a separate staircase leads up to a second floor bedroom, which has a superb vaulted ceiling and access to a large vaulted and beamed loft space.

LOCATION

The city of Lincoln is one of England's most historic cities, with the impressive Norman castle and one of the finest medieval cathedrals in Europe. The city also benefits from two well-regarded universities, a fantastic entertainment district and a wealth of bars and restaurants. The property is situated on the edge of the historic bailgate area of Lincoln, a popular part of the city with picturesque streets and historic interest, as well as having a superb selection of amenities, schools and excellent transport links. The A15 and the A46 roads provide direct access to the north and south of the county. There are also direct trains to London from Lincoln.

ACCOMMODATION

Entrance Hall

Solid wood floor, wooden door and sash window, ceiling and wall lights, wooden glazed door onto courtyard and cloak cupboards.

Snug

24'2" x 13'2" (7.39m x 4.02m)

Oak floor, wooden sash windows with shutters, exposed feature brick wall, radiator, wall lights and log burner.

Dining Room

23'6" x 10'4" (7.17m x 3.16m)

Oak floor, radiator, wall lights, wooden window and 13th century pillar.

Cellar

12'4" x 8'9" (3.78m x 2.69m)

Ceiling light, storage and wine cellar.

Utility

20'11" x 7'1" (6.40m x 2.17m)

Oak floor, fitted wall and base units, space and plumbing for washing machine, fridge and dryer, ceiling light, hot water cylinder and water softener, sink and drainer, wooden window with shutters and radiator.

WC

Low level WC, heated towel rail, wall mounted wash hand basin and recessed spotlights.





Kitchen Breakfast Room

Oak floor, wooden sash windows with shutters, fitted wall and base units, central island with integrated microwave and fridge, gas fired AGA with four ovens, sink, granite worktop, window seating, corning and radiator.

Back Kitchen

19'9" x 10'8" (6.03m x 3.26m)

Fitted base units, granite worktop, sink, integrated dishwasher, fridge and freezer, radiator and feature beam.

Orangery

25'4" x 13'3" (7.73m x 4.05m)

Tiled floor, wooden double glazed windows and French doors, radiators and exposed feature brick wall.

First Floor Landing

Carpet, radiators, wall lights, panelled wall, ceiling lights and cupola.

Great Chamber/Drawing Room

32'1" x 16'1" (9.79m x 4.91m)

Carpet, oak panelled walls, former priest hole, multi fuel burner, chandeliers, radiators, mullion bay windows.

Master Bedroom

16'11" x 16'5" (5.16m x 5.02m)

Carpet, wooden sash window and shutters, fireplace, panelled walls, ceiling light and radiator.

Dressing Room/Bedroom Three

16'5" x 11'0" (5.02m x 3.37m)

Carpet, storage cupboards, radiator and wooden windows and shutters.

Bedroom Two

13'4" x 9'11" (4.07m x 3.03m)

Carpet, ceiling light, feature fireplace, wooden windows and corning.

Shower Room

Mains shower, low level WC, vanity wash hand, ceiling light, heated towel rail, wooden window, tiled walls and floor.

Bathroom

Tiled floor and walls, vanity wash hand, roll top bath, mains shower, heated towel rail, radiator, recessed spotlights, wall lights and wooden sash window.

WC

Tiled floor, low level WC, wall mounted wash hand basin, wooden window, radiator and wall light.

Bedroom Five

14'4" x 13'0" (4.37m x 3.97m)

Carpet, ceiling light, fireplace and wooden sash window.

Second Floor





Bedroom Four

19'4" x 14'10" (5.9m x 4.54m)

Carpet, vaulted ceiling, feature beams, wooden sash windows, ceiling light, radiators and access to large vaulted and beamed loft space.

OUTSIDE

Front - pedestrian access from James Street onto a paved walkway, laid to lawn and planted borders.

Rear - gated access along James Street which provides vehicular access, via electric double gates, which lead on in turn to further parking and a double garage. There is an attractive courtyard behind the garage, whilst the delightful enclosed walled gardens lie to the west side of the property and are principally laid to lawn with two patio areas and enjoy stunning views of the Cathedral.

METHOD OF SALE

For sale by way of private treaty.

TENURE

Freehold with vacant possession upon completion.

ENERGY PERFORMANCE CERTIFICATE

EPC: Exmpt

COUNCIL TAX BAND

Council tax band: G

VIEWINGS

Via sole agents, Mount & Minster LLP (01522 716204)

PARTICULARS

Drafted following clients' instructions of March 2021.

ADDITIONAL INFORMATION

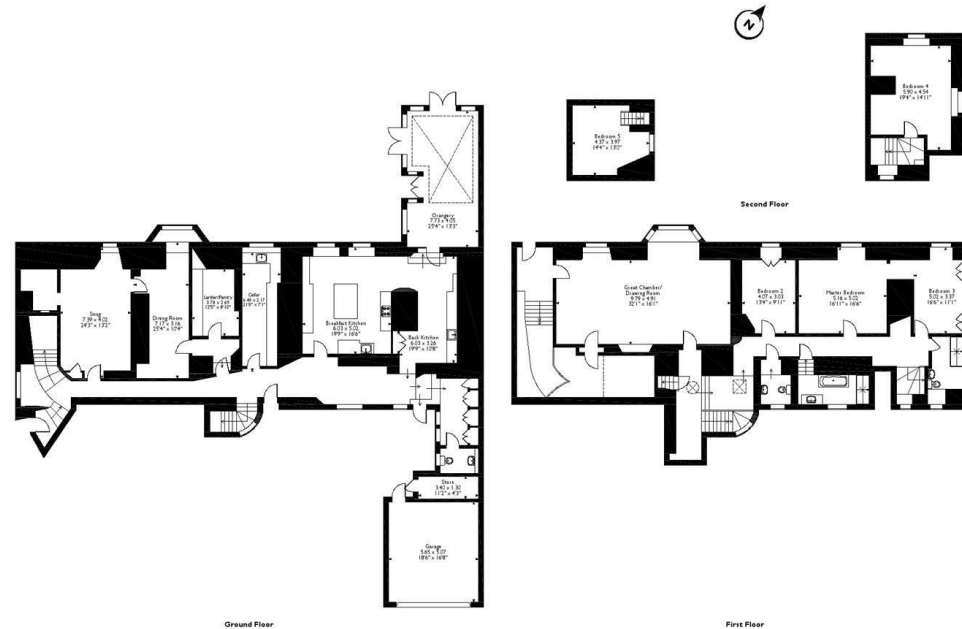
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Deloraine Court, 5 James Street



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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 (CO₂) 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	



