



BY DESIGN

The Coach House

Coleby Hall, Far Lane, Coleby, Lincoln LN5 0AH

The original coach house of Coleby Hall

Formally the original Georgian coach house of Coleby Hall, this unique and impressive two-bedroom Grade II Listed home, offers approx. 1500 sq. ft of stylish accommodation set over three floors. The property stands in a peaceful and exclusive setting with undulating views from the upper floors over the Trent Valley. The property further benefits from having a private low maintained courtyard garden, garage, and no onward chain.









THE
COACH
HOUSE



Accommodation

Accessed via large carriage doors, the entrance hall provides ideal storage and leads to a modern fitted kitchen with granite work surfaces, integral appliances, and quality oak flooring. From here, French doors provide access to the rear courtyard garden. The dining room enjoys exposed stone wall detail, quality oak flooring, tall skirting boards and additional storage space. The ground floor is further complemented by a modern shower room/wc.

On the first floor, the luxurious sitting room with its double-aspect views, high ceilings and large windows is a notable feature. The wood-burning stove and fire surround further enhance this grand room, along with tall skirting boards and a range of bespoke bookcases and shelving.

The second floor boasts undulating, far-reaching views over the Trent Valley. The principal bedroom benefits from fitted wardrobes and Velux windows, while a further double bedroom includes fitted storage. Additionally, there is a modern bathroom with a Velux window.

The property is accessed via a tree-lined private drive leading up to the exclusive development of eight converted properties. The Coach House, with its turret clock, stands proudly in the centre. To the rear is a low-maintenance gravel courtyard garden with built in storage space and enclosed by timber fencing. A complimentary gate provides access to a single garage which is located in a block, to the rear of the property.







Location & Services

The Viking Way spans this sought-after village, providing wonderful countryside walks from the door. Coleby Church of England Primary School is conveniently located in the centre of the village, as is the popular Tempest Arms pub. The nearby city of Lincoln, approximately 7 miles away, holds great historic interest, with its castle and cathedral proudly standing on top of the hill. It offers everything you would expect from a vibrant city, including the quaint Bailgate shopping area and a train station with direct services to London and elsewhere.

With its advantageous location, offering easy access to Newark and Grantham with frequent train services to London Kings Cross (80 minutes and 60 minutes respectively), The Coach House serves as an ideal choice for individuals working in the capital. Embracing the best of both worlds, the property offers an ideal balance for those seeking to escape urban life and enjoy the serenity of the countryside.

Services: Mains electricity, mains water, and drainage

Heating: Night Storage Heaters and Wood Burning Stove

Local Authority: North Kesteven District Council

Maintenance Charge: £25 per month | Tenure: Freehold | Council Tax Band: D | Epc Rating: Exempt



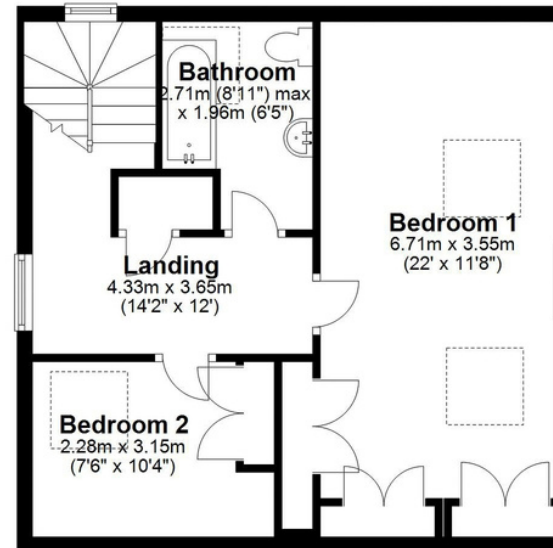
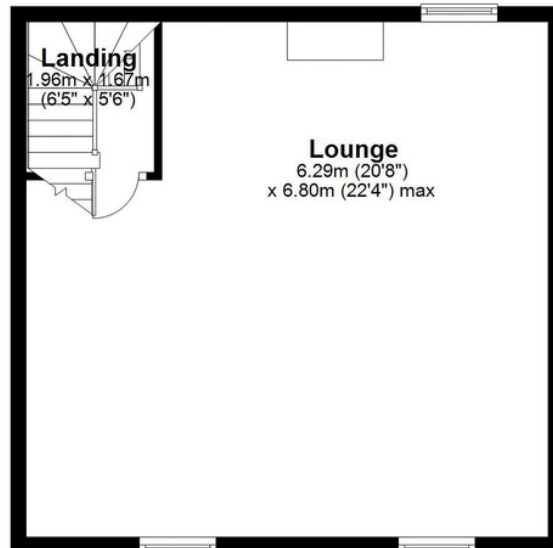
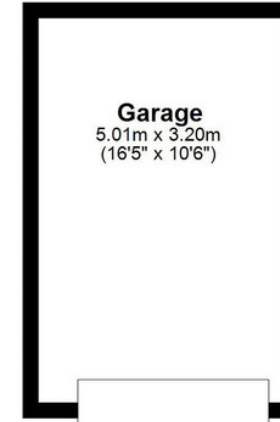
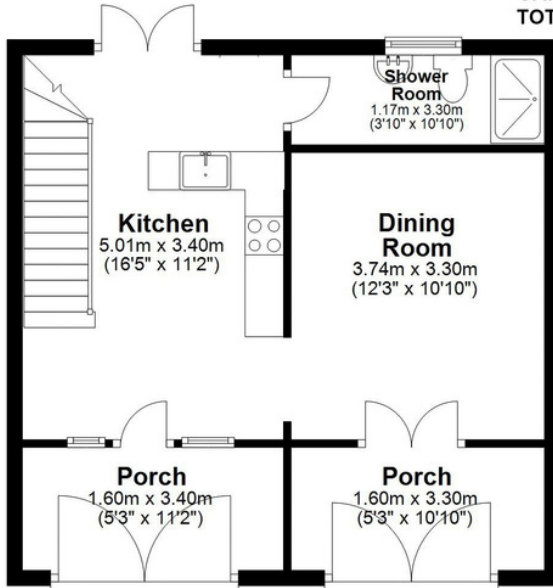






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GROUND FLOOR = 45.6 SQ M/ 491.1 SQ FT
FIRST FLOOR = 45.6 SQ M/ 491.1 SQ FT
SECOND FLOOR = 45.6 SQ M/ 491.1 SQ FT
GARAGE = 16 SQ M/ 172.6 SQ FT
TOTAL = 152.8 SQ M/ 1645.6 SQ FT





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National audience

local knowledge