



Greestone House, Cathedral Quarter, Lincoln







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Set in stunning, mature grounds of around 0.65 of an acre and with unrivalled views over Lincoln Cathedral, Greestone House is an outstanding Grade II listed residence originally dating from 1260 and listed in the ancient houses of Lincoln which has been extensively refurbished by the current owners to create a superb family home. One of the finest residences to come to the market in Lincoln, this substantial and imposing stone built house, arranged over three floors of around 8,000 sq.ft. blends a wealth of character and period charm with contemporary fixtures and fittings throughout, providing light, spacious and versatile living space.

Principal accommodation comprises reception hall, dining room, kitchen/breakfast room, study, family room, snug and garden room to the ground floor; with three bedrooms, one with en-suite, a family bathroom and drawing room to the first floor; with three further bedrooms, one with en-suite, a family bathroom and walk in dressing room to the second floor.

Outside, the property is set behind wrought iron railings with formal gardens to the front elevation with electronically operated double gates leading to a large parking area which includes a car port and art studio. A particular feature of the property are the superb grounds, which provide beautifully arranged, private walled gardens, which are principally laid to lawn with flagstone terrace area and an abundance of mature trees with medieval folly and a stunning raised seating area with incredible views over the City of Lincoln and the Bomber Command Memorial.



### ACCOMMODATION

#### Main Reception Hall

Entrance with solid wooden front door. Oak flooring and cast iron radiator. Elegant staircase rising to the first floor.

#### Dining Room 7.18m x 4.90m (23'7 x 16'1)

Sash windows with shutters to side elevation. Beautiful ceiling detailing including ceiling rose and ornate cornicing, open fireplace with marble surround and inset brickwork housing cast iron fire basket, oak flooring, two cast iron radiators, double mirrored doors leading to:

#### Store Room

With a range of wall and base units, heated towel rail and wood flooring.

#### Inner Hallway

Sash window to side elevation. Cast iron radiator and tessellated tiled flooring. Access to secondary cellar.

#### Cloakroom

Comprising stylish freestanding wash hand basin with mirrored back, tiled flooring and cast iron radiator. Access to Wine Cellar.

#### WC

With tiled flooring.

#### Study 5.21m x 4.90m (17'1 x 16'1)

Sash bay window overlooking the gardens. Panelled walls incorporating a stunning fireplace with living flame gas fire and wooden mantle, set to marble hearth, built-in cupboards with shelving, ornate cornicing and cast iron radiator.

#### Kitchen/Breakfast Room 8.40m x 6.22m (27'7 x 20'5)

Sash windows to both side elevations. Bespoke kitchen, galleried landing and feature exposed timber ceiling, comprising an extensive range of maple base wall and base units with granite worktops, stainless steel sink and drainer with mixer and instant hot water tap and filtered water tap, breakfast island with Baumatic multi-function oven, two electric grill and two hobs, four oven AGA with two boiling plates and warming plate, integral fridge/freezer, integral dishwasher, Minster stone tiled flooring and three cast iron radiators. Stairs rising to first floor landing.

#### Garden Room 5.20m x 3.42m (17'1 x 11'3)

Sash window to rear elevation, single door leading to gardens. With impressive roof light, Minster stone flooring and two cast iron radiators.

#### Family Room 7.21m x 7.1m (23'8 x 23'3)

Shuttered bay window with single door leading to the gardens. Magnificent family room including fireplace with stone surround, housing living flame fire, built-in cupboards with shelving, ornate cornicing, solid oak floor with under floor heating, three cast iron radiators.

#### Snug 6.22m x 4.85m (20'5 x 15'11)

Sash windows to front elevation. Open brick fireplace housing living flame gas cast iron stove, exposed timber ceiling, built in dresser unit, butler sink with mixer tap, granite work tops and drawers under, stone flooring and radiator with cover.

#### Side Entrance Hall

Entrance with glazed wood door. Tiled flooring, storage cupboards and cast iron radiator.

#### WC

Obscure glazed window to side elevation. WC, wash hand basin in vanity unit, heated towel rail and tiled flooring.

#### Utility/Laundry/Boiler Room

Comprising a range of wall and base units with space and plumbing for washing machine/dryer, two wall mounted Ideal boiler units and Mega Flow heating unit with sensor lighting.







## First Floor

### Main Galleried Landing Area

Comprising sash windows with window seats to front elevation. Built-in dresser unit with two cast iron radiators. Stairs rising to second floor.

### Master Bedroom 5.2m x 4.16m (17'1 x 13'8)

Sash window with window seat overlooking the gardens. Feature fireplace with wooden mantle and cast iron grate, ornate cornicing and radiator with cover.

### Dressing Room 4.39m x 2.87m (14'5 x 9'5)

Sash window with window seat to side elevation. Comprising walk-in dressing area with built-in wardrobes, cornicing and radiator.

### En-Suite Bathroom

Part obscure sash window to rear elevation. Twin vanity wash hand basin, bath with shower attachment, walk-in shower, low level WC, tiled flooring. Airing cupboard housing boiler unit.

### Drawing Room 7.79m x 4.97m (25'7 x 16'4)

Sash windows to side elevation. Comprising stunning high ceiling with ornate ceiling rose and cornicing, feature open fireplace with bespoke wooden mantle and brick surround housing cast iron grate, two cast iron radiators.

### Bar Area

Range of wall and base units with sink and mixer tap, 'Gamko' bar cooler with sliding doors and integrated 'Prodis' ice machine.

### Inner Hallway

Radiator.

### Bedroom Two 5.20m x 3.48m (17'1 x 11'5)

Sash window with seats to front elevation. Radiator.

### Bedroom Three 4.69m x 3.20m (15'5 x 10'6)

Single glazed windows to side elevation. Radiator.

### Family Bathroom

Sash window to side elevation. Part tiled with panelled bath, shower cubicle with large fitted head and separate shower attachment, WC wash hand basin in vanity unit with mixer tap and tiled flooring.

### Second Floor Landing (accessed from Drawing Room stairwell)

### Inner Landing

Sash windows to front and side elevations. Two cast iron radiators.

### Bedroom Four 3.78m x 3.70m (12'5 x 12'2)

Sash window with shutters and views over Lincoln City to side elevation. Cast iron radiator.

### Bedroom Five 5.13m x 4.29m (16'10 x 14'1)

Sash window with window seat overlooking the gardens. Two cast iron radiators.

### Family Bathroom

Sash windows to rear elevation. Fully tiled with bath, WC, wash hand basin in vanity unit with mixer tap, heated towel rail, radiator and tiled flooring.

### Dressing Area

With built-in cupboards and wardrobes, skylight and access to loft space.

### Secondary Stairwell

Sash window to rear elevation. Small study area. Stairs leading down to main galleried landing.

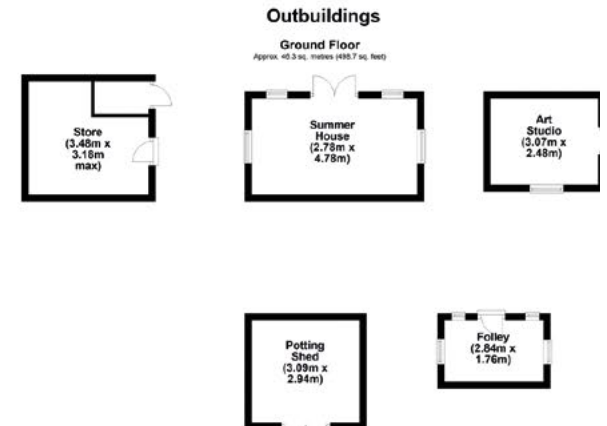
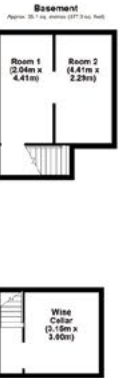
### Bedroom Six 6.45m x 3.96m (21'2 x 12'12)

Sash windows to front elevation. Two radiators.

### En-Suite Shower Room

Sash window to side elevation. Fully tiled with walk in shower with large fitted head, low level WC, wash hand basin with mixer tap in vanity unit, heated towel rail and tiled flooring.





## GARDENS

Situated off Greestone Place, which is directly linked to Minster Yard, the property is approached by a paved driveway with an electronically operated double gate, which leads to a private, large brick paved courtyard area with ample parking, turning area, open bay garaging, outbuildings and charming art studio. To the front elevation, Greestone House is set behind wrought iron railings with lawns and formal gardens, maturing trees and pathway leading to the house. The gardens of Greestone House provide a beautiful outlook from the house and unrivalled views up to Lincoln Cathedral. The grounds extend to about 0.65 acre and comprise formal and informal areas. There is a secluded paved terrace area leading from the garden room, providing an ideal entertaining area. The main gardens lie to the east and have been beautifully maintained, being principally laid to lawn with a plethora of specimen trees, shrubs, well stocked herbaceous borders and mature trees.

Also forming part of the walled garden there is a bespoke summerhouse with power and lighting and access through to a rear yard, which has a range of storage areas.

To the south-east elevation there is a folly which has been professionally refurbished, in part of Romanesque origin, with raised walkway and stunning seating area providing incredible views over the city and Lincoln Bomber Command with pedestrian access leading onto Pottergate.

## SITUATION

Greestone House is located off Minster Yard, in the heart of the historic Cathedral Quarter with unrivalled views over Lincoln Cathedral. The historic Cultural Quarter, Lincoln Castle, cobbled streets of the Bailgate and famous Steep Hill are all within easy walking distance

Lincoln is a vibrant University City which offers a variety of facilities including an excellent choice of shops, restaurants, public houses and leisure facilities including Eastgate Tennis Club and Lincoln County Hospital and the BMI private Lincoln hospital are all easily accessible.

There are an array of excellent nearby schools including the well-respected Minster and St Mary's private schools situated in within walking distance, several excellent secondary schools within the area and also The University of Lincoln whilst the David Lloyd Health and Leisure Club at Burton Waters is only a short distance away.

For access further afield and direct commuting to London, there are several direct daily trains from Lincoln to London Kings Cross and the A15 (North) provides easy access to the M180 motorway network and Humberside Airport, whilst there is also easy access west to the A1 at Markham Moor and Newark (A1) via the A46.

## COUNCIL TAX BAND

The property is in Council Tax Band G.

## 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

Lincoln City Council: 01522 881188

Lincolnshire County Council: 01522 552222

## FIXTURES & FITTINGS

All fitted carpets, 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.

## SERVICES

Mains water, gas electricity and drainage are connected. Gas fired central heating is installed. None of these services or appliances have been tested by the agent.



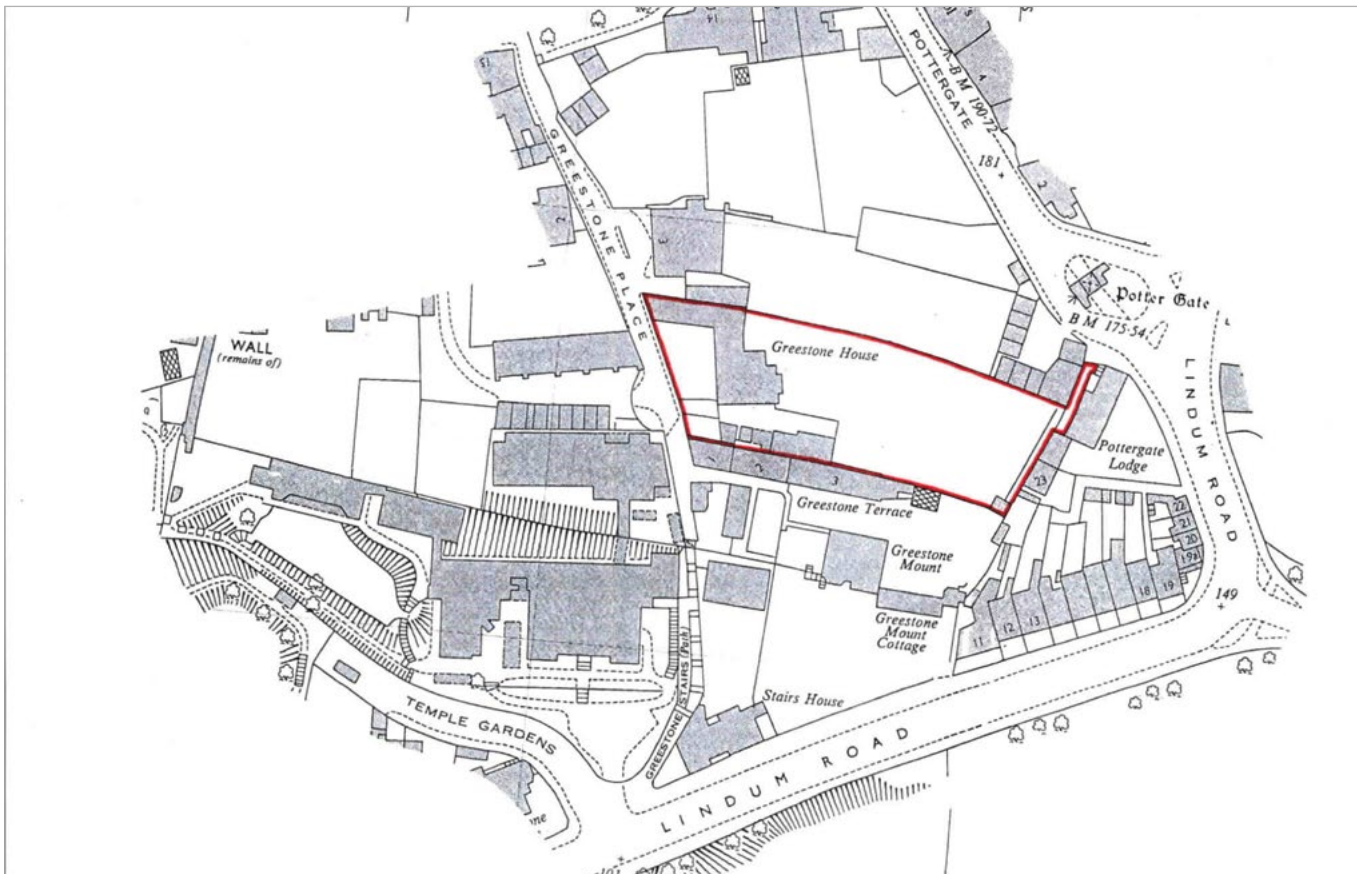
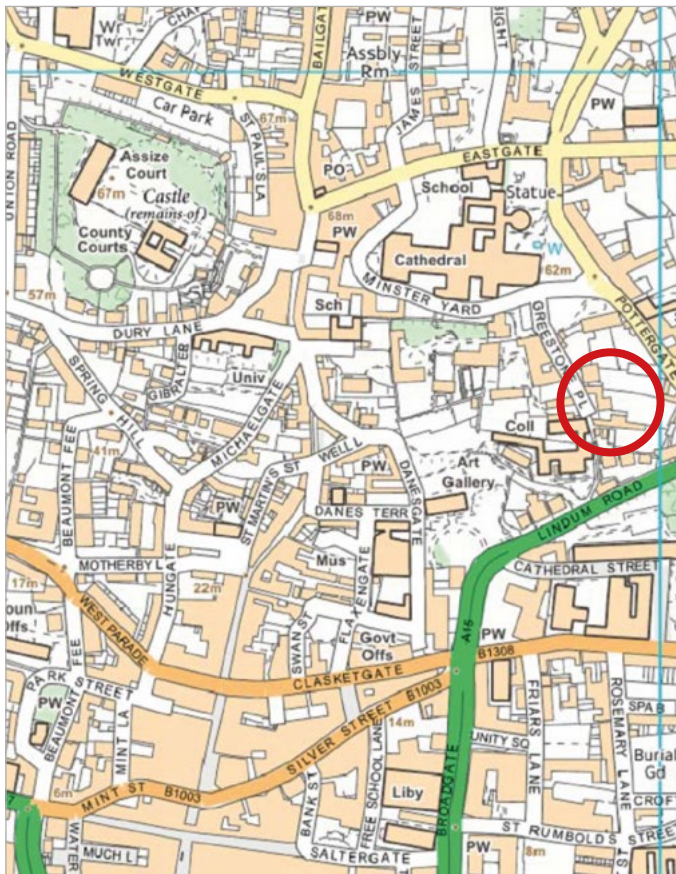












#### DIRECTIONS - LN2 IPP

Upon reaching the south side of Minster Yard, below Lincoln Cathedral, turn left onto Greestone Place. Greestone House can be found on the left hand side before reaching the stone steps.

#### 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.

#### AGENTS NOTES

The property has recently been refurbished to a high standard including LED lighting throughout, hand crafted sash windows, new bathroom suites, extensive landscaping of the gardens and new carpets throughout.

#### AGENT

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