



Old Church House, Cold Hanworth, Lincolnshire







## Old Church House, Cold Hanworth, Lincolnshire

Lincoln - 12 miles      Gainsborough - 20 miles

Situated in the heart of Lincolnshire and with stunning views of open countryside, Old Church House is a beautifully presented three bedroom Grade II listed former Church which has been lovingly restored to create a stunning home in the pretty village of Cold Hanworth. Boasting a wealth of period features, the property offers light and spacious accommodation and beautiful landscaped grounds running to all elevations.

The accommodation briefly comprises cellar, reception hall, principal reception area, kitchen/breakfast room and utility to the ground floor with three bedrooms, two with en-suite to the first floor.

Outside, the property is approached through a stunning Grade II listed stone Lychgate with cast iron gates leading to a gravel driveway with ample parking area. Beautiful landscaped grounds run to all elevations with a mixture of mature trees and planted beds, with stone wall and fenced boundaries, and stunning open countryside vistas. The property further benefits from a raised patio providing an ample alfresco dining area and storage in the form of a large garden shed.



### ACCOMMODATION

Entrance via original atrium, solid wood glazed doors, original tessellated tiled flooring, glazed, beamwork, original solid wood door.

#### Reception Hall

Original stained feature windows, stone flooring, wooden staircase rising to first floor landing, twin feature arched stained glass doors leading to:

#### Principal Reception Area 7.36m x 7.31m (24'2 x 23'12)

Full length wooden glazed picture windows overlooking reception hall, original glazed leaded windows to both side elevations, oak flooring, brick fireplace, wood mantel, cast iron solid wood burner, four radiators and radiator covers, access to extensive cellars, steps leading to:

#### Kitchen/Breakfast Room 5.69m x 4.82m (18'8 x 15'10)

Original tessellated tiled flooring, stained and leaded windows to both sides, central island, breakfast bar, granite work surfaces, butcher block sink, drainer and drainaway, 'Leisure' range cooker with ceramic hob, integrated dishwasher, exposed brickwork, radiator in radiator cover.

#### Utility/Cloakroom

Leaded and glazed windows, solid wood work surfaces, butcher block ceramic sink with storage cupboard under, low level WC, stripped and stained floorboards, space and plumbing for washing machine, heated towel rail, exposed beam work with brick work.

#### Half landing

#### First Floor Landing

Balustrading, double glazed Velux window to roof space, built-in cupboards, exposed beamwork, radiator, vaulted ceiling.

#### Second Landing

Wooden spiral staircase, original stone window, exposed brickwork, exposed beamwork.

#### Bedroom One 5.28m x 3.95m (17'4 x 12'11)

Twin wood Velux windows to side elevation, stained and leaded picture window to rear elevation, vaulted ceiling, ornate brick hearth and woodwork, radiator.

#### En-suite Bathroom

Picture window to side elevation, exposed brickwork, three piece suite comprising bath with tiled surround, low level WC, pedestal wash hand basin, radiator, built-in storage cabinets.

#### Bedroom Two 3.40m x 4.30m (11'2 x 14'1)

Vaulted ceiling, ornate exposed beamwork, wooden double glazed Velux window, radiator.

#### En-suite Shower Room

Double glazed Velux window to roof space, exposed beam work, three piece suite comprising low level WC, large walk-in shower, wash hand basin in vanity unit, heated towel rail.

#### Bedroom Three 4.67m x 3.24m (15'4 x 10'7)

Wooden Velux double glazed window to roof space, exposed ornate beamwork, radiator.

### OUTSIDE

The property is approached through a stunning Grade II listed stone Lychgate with cast iron gates leading to a gravel driveway with ample parking area. Beautiful landscaped grounds run to all elevations with a mixture of mature trees and planted beds, with stone wall and fenced boundaries, and stunning open countryside vistas. The property further benefits from a raised patio providing an ample alfresco dining area and storage in the form of a large garden shed.

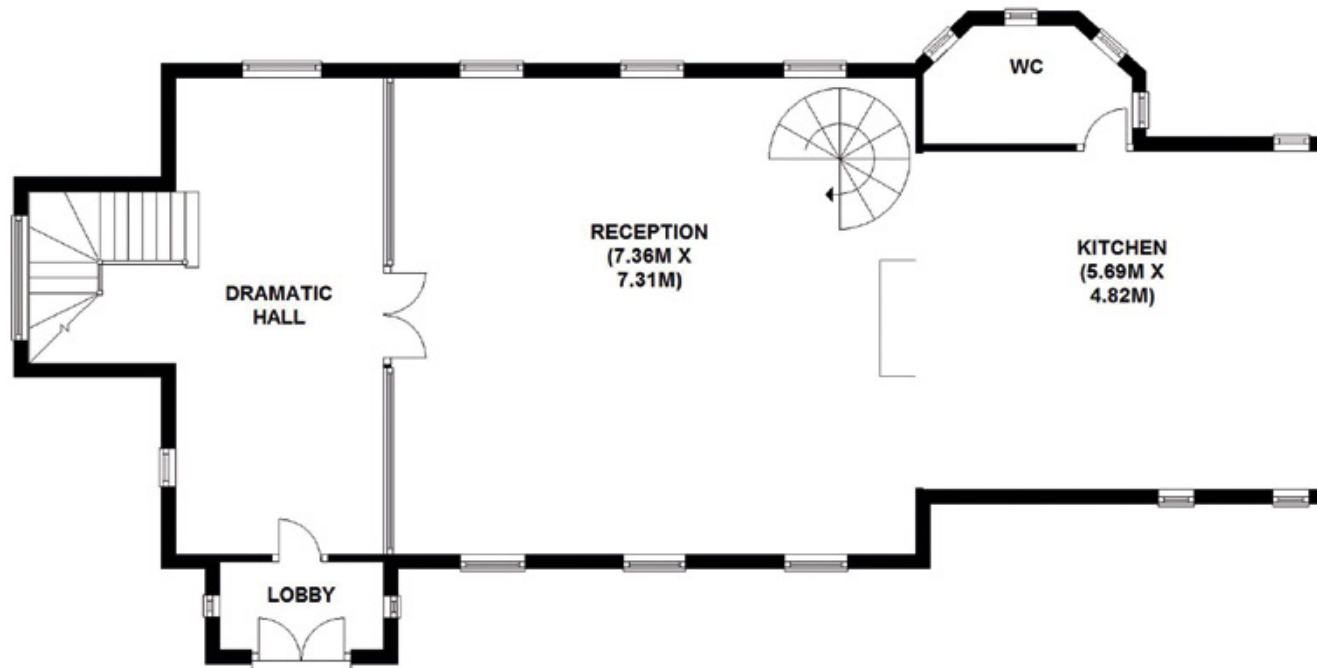






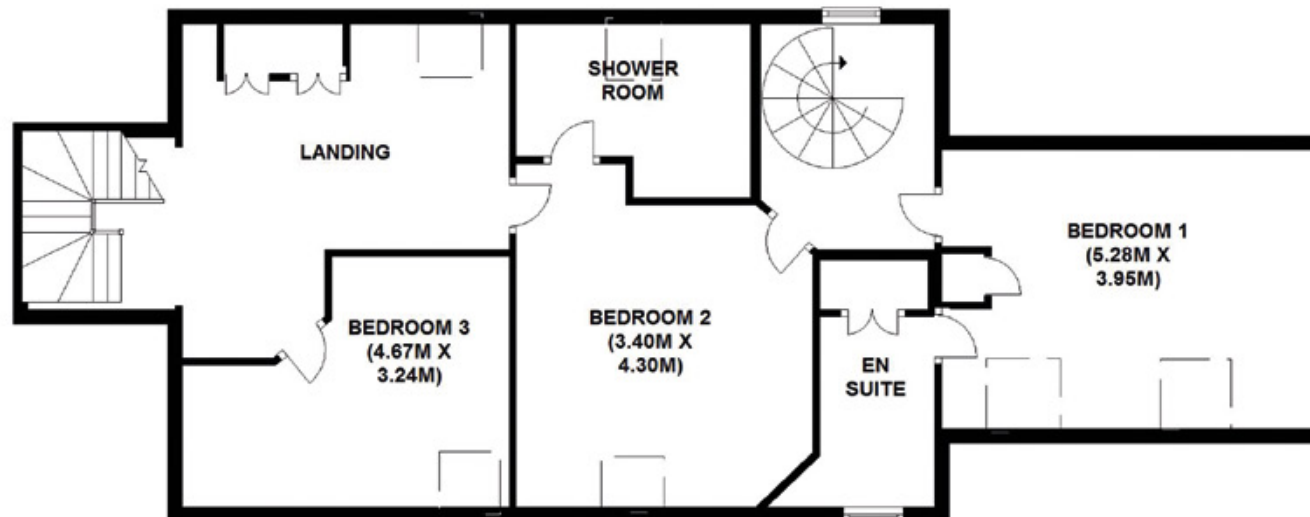
## GROUND FLOOR

APPROX. 106.2 SQ. METRES (1143.0 SQ. FEET)



## FIRST FLOOR

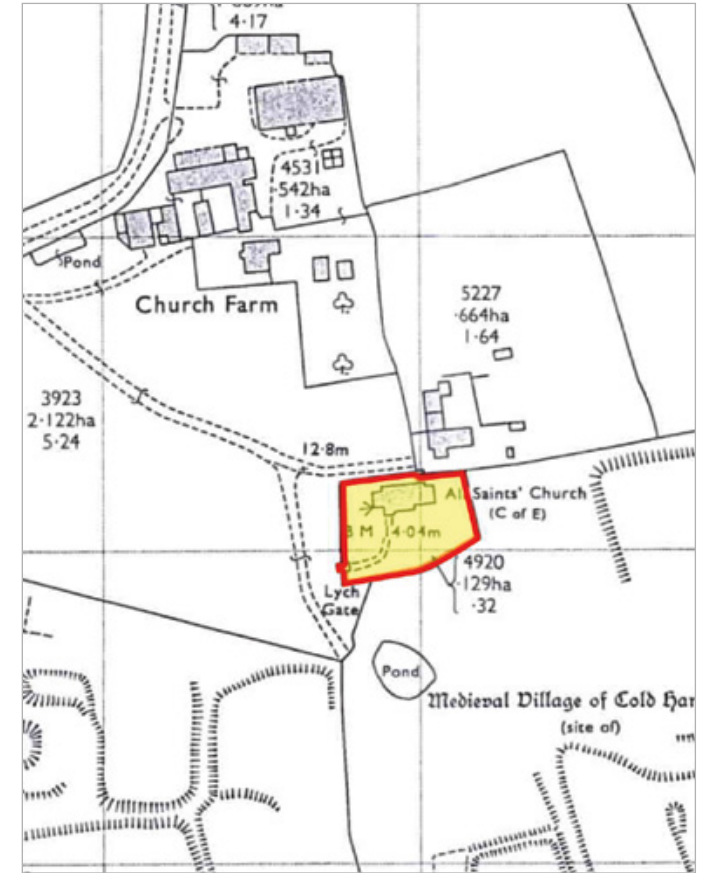
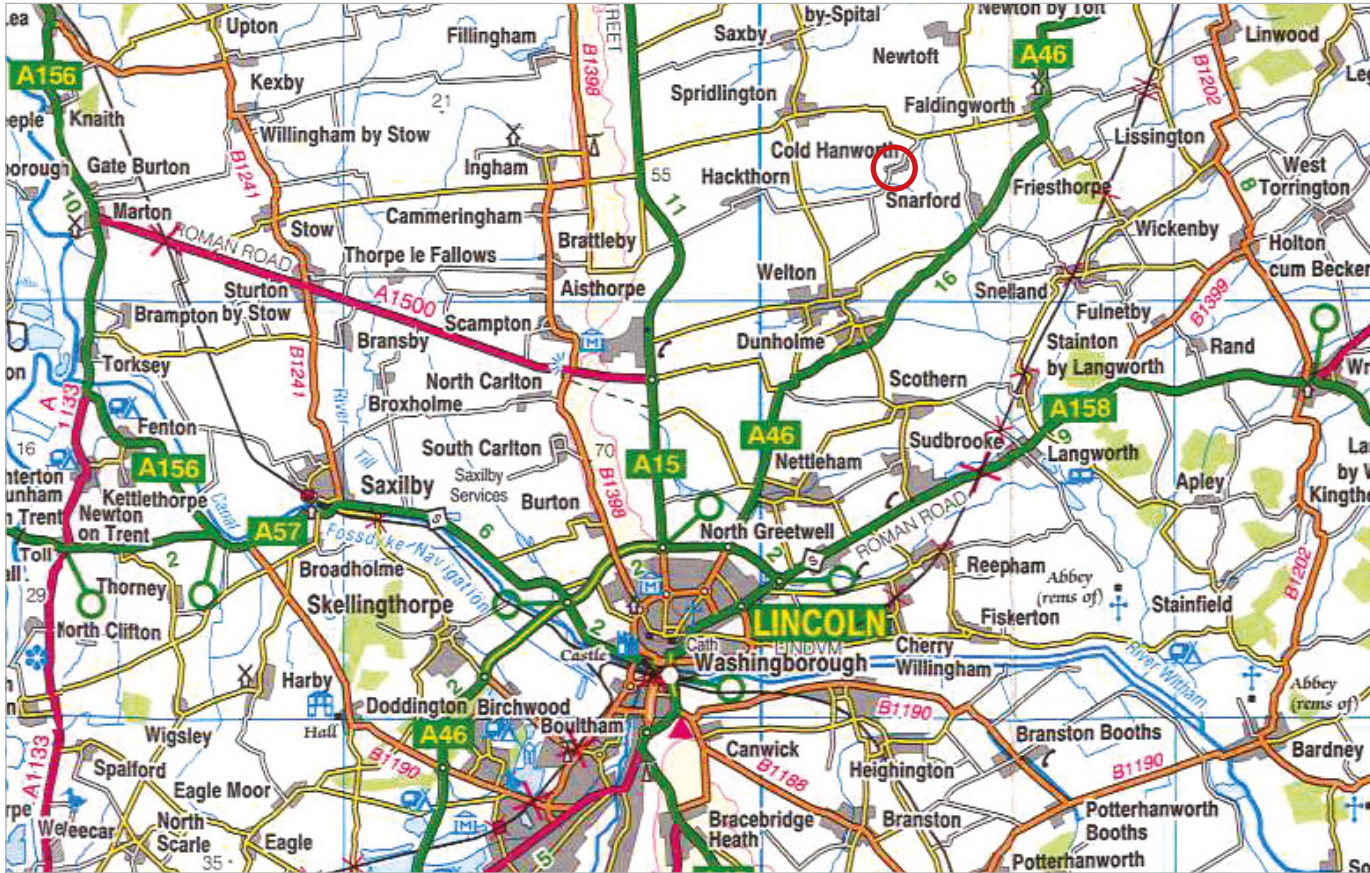
APPROX. 103.7 SQ. METRES (1116.4 SQ. FEET)











## DIRECTIONS - LN2 3RE

Travelling from the North of Lincoln on the A46 (Market Rasen Road), turn left onto Scothern Lane, Dunholme. Carry on through the village onto Ryland Road, turning right onto Hackthorn Road followed by a right turn onto Mill Lane. At the end of the road turn right following the road for approximately one mile where the property can be found on the right hand side depicted by our For Sale Board.

## LOCAL COUNCIL

West Lindsey District Council  
01427 676676

## AGENT NOTES

Planning permission has been granted for an Orangery to the front elevation (for more information please contact JHWalter).

## 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.

## AGENT

Ben Kendall 01522 504304 [info@jhwalter.co.uk](mailto:info@jhwalter.co.uk)

## IMPORTANT NOTICE

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