



The Old Coach House, James Street, Cathedral Quarter, Lincoln



The Old Coach House, 7 James Street, Cathedral Quarter, Lincoln

A truly rare find indeed, this fully renovated, refurbished and extended Grade II Listed former coach house, enjoys a secluded position hidden behind high stone walling and situated in this most sought after of locations.

Electric wooden gates lead to parking courtyard and landscaped south facing garden, with stunning views to the cathedral. Principal accommodation briefly comprising of two reception rooms, bespoke kitchen, guest bedroom with en-suite, further double bedroom, bathroom and shower room to the ground floor, whilst to the first floor are two further double bedrooms and two bathrooms.

The property further benefits from a mechanical heat recovery and ventilation system, underfloor heating to ground floor accommodation and planning for an independent studio in the garden.



ACCOMMODATION

Principal Reception

Twin wooden partially glazed barn doors and arch wooden window to front, exposed beam, brick and stonework, bespoke wooden panelling, oak engineered flooring with underfloor heating.

Reception Two

Twin wooden partially glazed barn doors to front, exposed beamwork, bespoke wooden panelling, oak engineered flooring with underfloor heating, cupboard housing utilities.

Kitchen

Partially glazed wooden door, with original solid wood external barn door and arched wooden window to front, bespoke newly fitted kitchen with quartz work surfaces, sink with Quooker 4-in-one tap, 'Fisher & Paykel' drawer dishwasher, 'Hotpoint' drawer fridge, breakfast bar. 'Neff' fridge freezer, hide and slide oven and microwave, larder unit, cupboard housing newly fitted gas boiler, exposed beam, stone and brickwork, part tiled, part oak engineered flooring with underfloor heating. Stairs rising to first floor landing, large under stairs storage cupboard.

Inner Hallway

Arched wooden double glazed window to front, oak engineered flooring with underfloor heating.

Guest Bedroom

Twin wooden double glazed doors to side, oak engineered flooring with under floor heating, bespoke wooden panelling.

En-suite shower room

Three piece suite comprising hidden cistern WC, wash hand basin in vanity unit, large walk in shower, fully tiled, heated towel rail, corner window.

Bedroom Three

Vaulted ceiling, double glazed Velux to roof space, bespoke wooden panelling, oak engineered flooring with underfloor heating, built in wardrobe.

Bathroom

"P" shaped bath with shower over and screen, hidden cistern WC, hand basin in vanity unit, heated towel rail, fully tiled.

Shower Room

Exposed stone and beam work, three piece suite comprising wash hand basin, hidden cistern WC, walk in shower, hand dryer, fully tiled.

First Floor Landing

Vaulted ceiling, exposed beam and truss work, double glazed wooden casement window to front, linen cupboard, radiator.

Master Bedroom

Dual aspect double glazed wooden windows to front and side, vaulted ceiling with exposed beam and truss work, two radiators, built in wardrobes, further storage cupboard.

En Suite Shower Room

Vaulted ceiling with exposed beam work, Velux to roof space, large walk in shower, hidden cistern WC, wash hand basin, heated towel rail, principally tiled.

Bedroom Two

Dual aspect wooden double glazed casement windows to front and side, vaulted ceiling with exposed beam and truss work, built in work station, walk in wardrobe, two radiators.

Bathroom

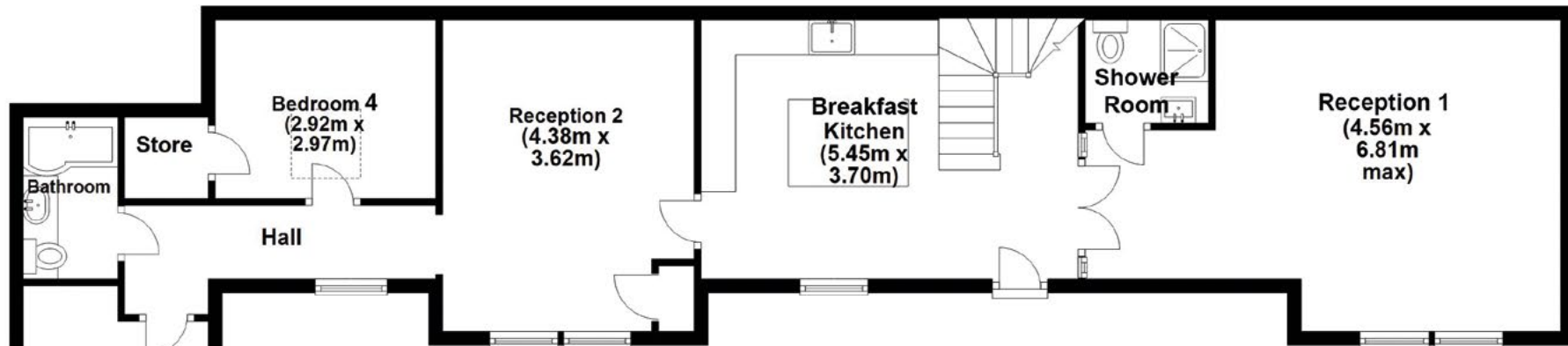
Vaulted ceiling with exposed beams, double ended bath with shower attachment, hidden cistern WC, wash hand basin in vanity unit, walk in shower, heated towel rail, principally tiled.

OUTSIDE

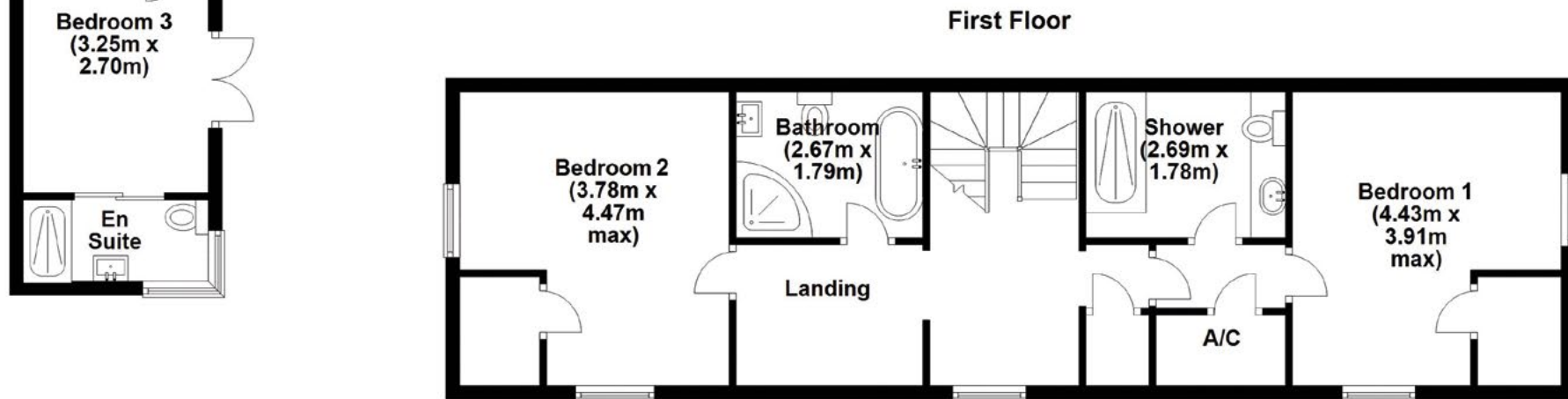
High stone wall surround with pedestrian gate, electric gates to driveway, parking courtyard and enclosed gardens, planning permission granted for independent studio.

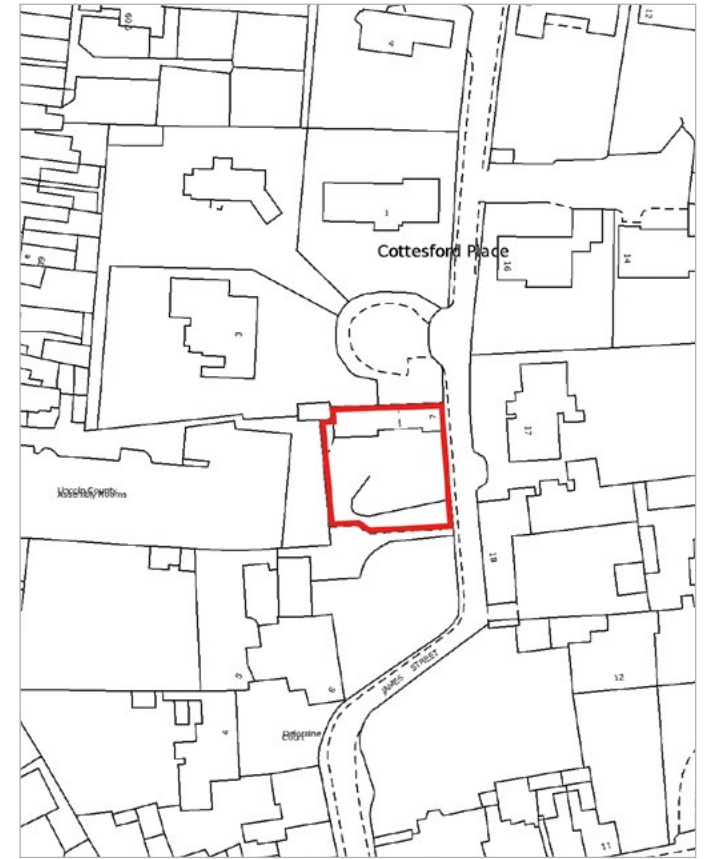
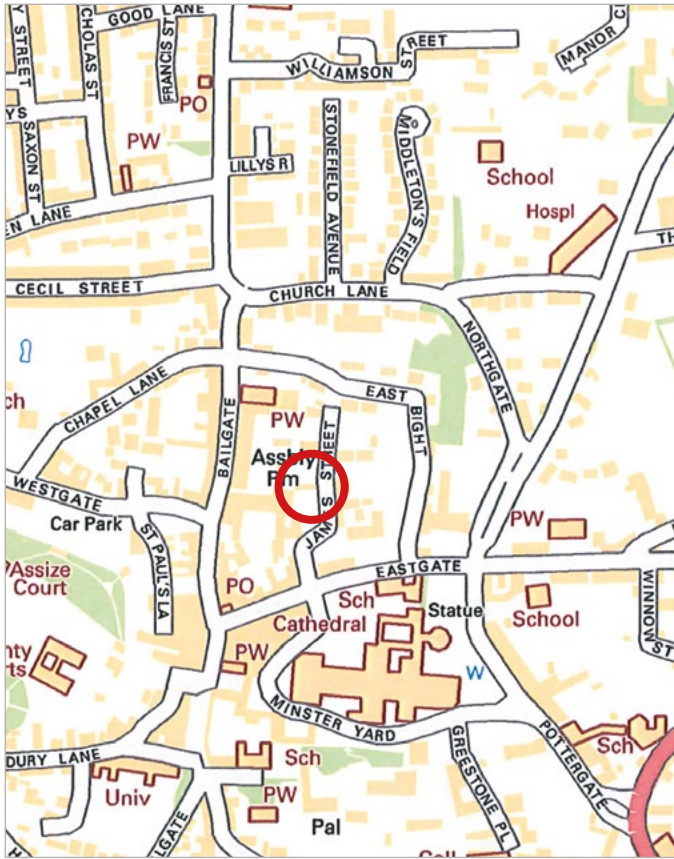


Ground Floor



First Floor





DIRECTIONS: LN2 1QE

TENURE & POSSESSION

Freehold and for sale by private treaty.

COUNCIL TAX

Band F

<http://cti.voa.gov.uk/cti/inits.asp>

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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.

AGENT

Simon Smith
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