

# Waddington House Malkiln Lane Waddington Lincoln

Waddington House is a stunning Grade II Listed 7 bedroom detached residence, part of which originally dates back to circa. 1650, set within its own extensive, private and walled grounds within the heart of the much sought after Cliff Village of Waddington. Waddington House has been beautifully restored and completely renovated by the current owners and offers extensive living accommodation extending to approximately 4,731 sq ft over three floors (including the Games Room/Gym). The ground floor living accommodation comprises of Main Reception Hall with stairs leading to the First Floor Galleried Landing and stairs down to the Cellar/Boiler Room, Cloakroom, Lounge, Study, Library with Pantry Cupboard, Dining Room, fitted Dining Kitchen and Orangery. The First Floor Galleried Landing leads to five Bedrooms, one of which is currently being utilised as a Dressing Room and two Bathrooms. The Second Floor Galleried Landing leads to two further impressive Bedrooms with vaulted ceilings and an additional Bathroom. Outside the property is approached via an electric gated entrance leading to an extensive and private courtyard parking area with a Barn/Garage which also incorporates a Workshop/Studio (which could be utilised for a number of different purposes) and Storage Room. There is also the added benefit of an approximate 31ft Games Room/Gym and an electric vehicle charging point. Outside there are beautifully maintained and private walled gardens with extensive lawned areas and a private courtyard seating area with a covered gazebo. Waddington House is truly a stunning Period Family Home which boasts many attractive and original features and viewing is highly recommended to appreciate this unique family home.

£1,250,000

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29 Silver Street, Lincoln, LN2 1AS



## SERVICES

Mains electricity, water and drainage. Pressurised gas central heating system with water softener. Under floor heating in the Orangery.

## COUNCIL TAX AND EPC

EPC Energy Rating - exempt (Grade II Listed).

Council Tax Band - G (North Kesteven District Council).

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

## DIRECTIONS

Proceed South out of Lincoln and over Pelham Bridge, continue along and at the South Park Avenue traffic lights turn right on to South Park Avenue and proceed along to the South Park Roundabout. At the roundabout turn left on to the A607 heading towards Bracebridge Heath. Continue along the A607 taking you into the village of Bracebridge Heath and at the second set of traffic lights turn right and continue along the A607 signposted towards Waddington. Upon entering the village Waddington at the crossroads turn right on to Bar Lane, proceed along and turn left on to the High Street, continue along and turn right on to Maltkiln Lane where Waddington House can be located at the junction of Malt Kiln Lane and Ash Lane.

Alternative access via Brant Road and Station Road, proceed up Station Road Hill bringing you into the village of Waddington and then turn left on to Maltkiln Lane.

## LOCATION

Waddington is a much sought after Cliff Village within the North Kesteven District of Lincolnshire and is situated approximately four miles South of Lincoln. The Village offers a wide range of amenities to include a local shop, supermarket, beautician, barber, hairdresser, takeaways, primary school, public houses, village church, village hall and playing field. There is primary and secondary schooling close by. Waddington has easy access to Lincoln City Centre and towards Grantham where there is access to the mainline train station to London and the A1. There is also an hourly bus service.

## MAIN RECEPTION HALL

With feature entrance door, stairs leading up to the First Floor Galleried Landing and down to the Cellar/Boiler Room, solid wood flooring, two radiators, rear entrance door and feature period dado rail and skirting boards.

## CELLAR/BOILER ROOM

9' 9" x 7' 11" (2.97m x 2.41m) Viessmann gas central heating boiler, two hot water cylinders and tiled floor.

## CLOAKROOM

With WC, wash hand basin, radiator, extractor fan, tiled floor and double glazed window.

## LOUNGE

15' 2" x 15' 1" (4.62m x 4.6m) With two double glazed sash windows to front elevation, two radiators, double glazed window to side elevation, picture rail and gas log stove with feature fireplace.

## STUDY

16' 3" x 10' 0" (4.95m x 3.05m) With double glazed window, feature period picture rail, radiator and excellent fitted study furniture to include drawers and storage cupboards.

## LIBRARY

15' 1" x 11' 7" (4.6m x 3.53m) With double glazed feature arched window with impressive views, radiator, feature period picture rail, bespoke corner unit and display cupboard and fitted book shelves.

## PANTRY CUPBOARD

With double glazed window to front elevation, tiled floor and shelving.





## **DINING ROOM**

16' 8" x 15' 0" (5.08m x 4.57m) With two double glazed sash windows to front elevation, two radiators, solid wood flooring and feature period picture rail.

## **DINING KITCHEN**

24' 7" x 15' 2" (7.49m x 4.62m) Fitted with a range of John Gresham designed bespoke kitchen units, incorporating display units, corner carousel unit, cupboards and drawers with Corian work-surfaces over and inset double sink with mixer tap and Kuooker instant hot water tap, integral NEFF appliances to include tall fridge, tall freezer, two ovens, microwave oven, warming drawers and five ring induction hob with extractor hood over, integral dishwasher, washing machine and tumble dryer, central island with further units below, drawers and integral wine fridge, feature period picture rail, part tiled surround, original beams to ceiling, two radiators, feature Inglenook fireplace with inset gas log stove, inset spotlights to ceiling, tiled floor and original serving bells.

## **ORANGERY**

16' 5" x 15' 11" (5m x 4.85m) Built by renowned Vale Garden Houses in Grantham, with double glazed patio/French doors leading to the courtyard seating area, under floor heating, vaulted triple glazed glass roof with four roof windows having automatic rain sensors and inset feature pelmet spotlights.

## **FIRST FLOOR GALLERIED LANDING**

With feature double glazed sash window to front elevation, feature period picture rail, radiators, stairs to the Second Floor Landing and also leading to a half landing with radiator and access to roof void.

## **BEDROOM**

5' 3" x 15' 2" (4.65m x 4.62m) With two double glazed sash windows to front elevation overlooking the garden, double glazed sash window to side elevation, radiator, exposed original beam to ceiling and feature fireplace.

## **BEDROOM**

15' 6" x 12' 1" (4.72m x 3.68m) With feature double glazed window to side elevation, double glazed sash window to rear elevation, radiator, bespoke fitted shutters and picture rail.

## **BEDROOM/DRESSING ROOM**

16' 3" x 10' 1" (4.95m x 3.07m) With double glazed sash window to rear elevation, a range of fitted wardrobes, picture rail and radiator.

## **BEDROOM**

16' 4" x 11' 4" (4.98m x 3.45m) With two double glazed sash windows to front elevation, radiator, fitted double wardrobes, vanity desk and drawers with spotlights above.

## **BEDROOM**

11' 9" x 11' 0" (3.58m x 3.35m) With double glazed sash window to front elevation, radiator, walk-in wardrobe/storage area and original exposed beam to ceiling.

## **BATHROOM**

9' 5" (max) x 9' 3" (2.87m (max) x 2.82m) With suite to comprise of WC, wash hand basin with vanity cupboard below, bidet and bath with shower over, towel radiator, picture rail, built-in storage cupboard, solid wood flooring and double glazed sash window to side elevation.

## **BATHROOM**

14' 7" x 8' 6" (4.44m x 2.59m) With suite to comprise of bath with shower, wall hung Geberit WC, walk-in shower area with large rainfall shower head and shallow ceramic wash hand basin with cupboard below, shaver point, extractor fan, original beam to ceiling, stone tiled floor, two towel radiators, part feature panelling to walls, double glazed sash window to side elevation.

## **SECOND FLOOR GALLERIED LANDING**

With vaulted ceiling and original beams, radiator, Velux window and walk-in storage area.







## BEDROOM

19' 10" x 12' 7" (6.05m x 3.84m) With impressive vaulted ceiling with original beams, three Velux windows, radiator and eaves storage area.

## BEDROOM

18' 7" x 12' 9" (5.66m x 3.89m) With impressive vaulted ceiling with original beams, two Velux windows, radiator and built-in storage cupboard.

## BATHROOM

11' 3" x 6' 2" (3.43m x 1.88m) With suite to comprise of feature roll-top bath and shower attachment, fitted shower cubicle, WC and wash hand basin, tiled floor, part feature panelling to walls, vaulted ceiling with original beams, Velux window and towel radiator.

## OUTSIDE

The property is approached via an electric gated entrance leading to the extensive private, gravelled courtyard parking area with an electric vehicle charging point.

Waddington House is set within its own extensive and private walled grounds with beautifully maintained lawned areas, patio/seating area, gravelled walkway, raised flowerbeds with a wide variety of flowers and shrubs, mature trees, Summer House and Greenhouse.

There is a further private and walled seating area with a covered gazebo which leads to the Games Room/Gym. There is also a Barn/Garage (incorporating the Workshop/Studio (which could be utilised for a number of purposes) and Storage Room) and a separate Garden Store.

## BARN/GARAGE

25' 3" x 13' 4" (7.7m x 4.06m) With electric door, tiled floor, side entrance door, double glazed window to side elevation and stairs rising to the First Floor Workshop/Studio above.

## WORKSHOP/STUDIO

24' 11" x 12' 8" (7.59m x 3.86m) With vaulted ceiling, exposed beams, three double glazed windows, two electric heaters and leading to the Storage Room.

## STORAGE ROOM

11' 10" x 10' 7" (3.61m x 3.23m) With vaulted ceiling, exposed beams and double glazed window to rear elevation.

## GAMES ROOM/GYM

31' 8" x 13' 3" (9.65m x 4.04m) With stone tiled floor, light, power and two electric heaters.

## GARDEN STORE

12' 8" x 10' 6" (3.86m x 3.2m) With double glazed window to side elevation, tiled floor, light and power.

### WEBSITE

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### SELLING YOUR HOME - HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

### REFERRAL FEE INFORMATION - WHO WE MAY REFER YOU TO

Sils & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland and Home Property Lawyers who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Westlaby Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Westlaby Financial Services we will receive 30% of the fee which Westlaby Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Westlaby Financial Services will pay between £10 and £30 commission to the individual member of staff who generated the appointment.

### BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

### NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

### GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

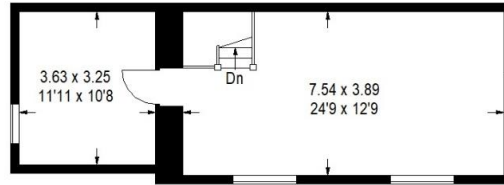
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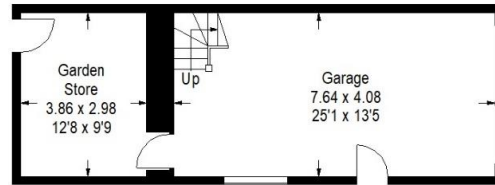
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# Waddington House, Malkiln Lane, Waddington, LN5 9RT

Approximate Gross Internal Area = 439.5 sq m / 4731 sq ft  
 Cellar = 10.4 sq m / 112 sq ft  
 Garage = 88.1 sq m / 948 sq ft  
 Total = 538 sq m / 5791 sq ft

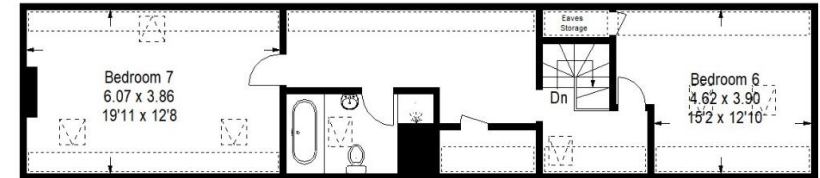


**Garage - First Floor**

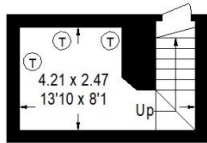


**Garage - Ground Floor**

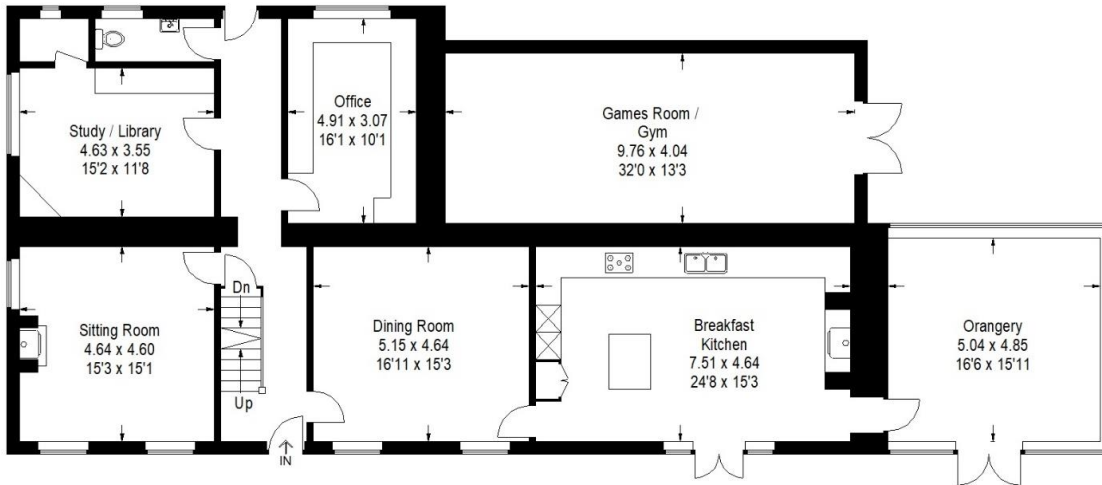
(Not Shown In Actual Location / Orientation)



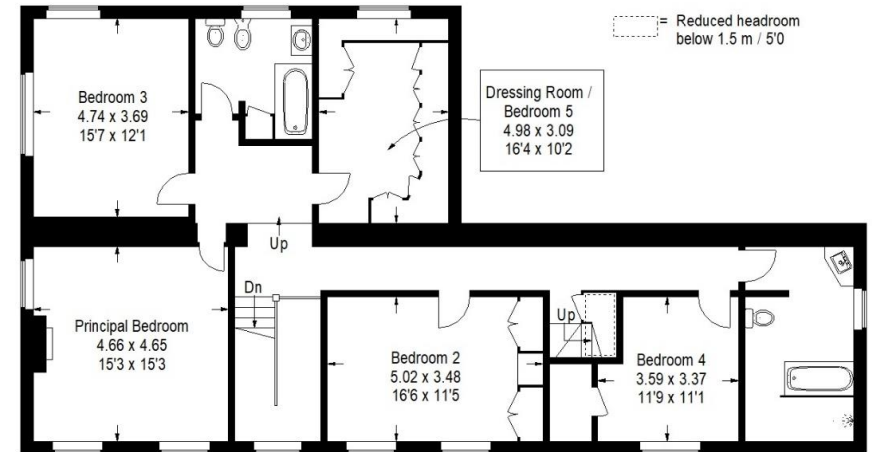
**Second Floor**



**Cellar**



**Ground Floor**



**First Floor**

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