



**18a James Street**  
Lincoln, LN2 1QE



Book a Viewing!

### Offers in the Region of £925,000

A rare opportunity to purchase a Medieval Grade II Listed historic property, within a stones throw of Lincoln Cathedral and boasting private parking in a very quiet courtyard with an EV charge point. Parts of the property date back to 1258 and it is in the final stages of a comprehensive and high specification programme of renovations, carried out in line with planning permission and listed building consent and includes a new boiler, radiators, electrics, additional electrical sockets and light fittings, handmade solid wood quality kitchen, two luxury Burlington fitted Bathrooms and more. The spacious accommodation comprises of Living Kitchen Diner, Utility Room and Ground Floor Bedroom with En-Suite Shower Room and Bedroom 3/Dressing Room, that offers the potential to be converted to a self-contained annex (subject to necessary consents). To the First Floor there is an impressive Living Room with wood burner and vaulted ceiling, further Bedroom and impressive Bathroom. Outside there is a low maintenance garden with lawned area and a patio seating area. Viewing of this property is essential to appreciate the sympathetic restoration and the spacious accommodation on offer.







#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING** — Grade II Listed.

**COUNCIL TAX BAND** — TBC

**LOCAL AUTHORITY** - Lincoln City Council.

**TENURE** - Freehold.

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

#### **LOCATION**

The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Bishop Grosseteste University.





## HISTORY

The property is part of a Medieval complex dating back to 1258. It has been owned by Lincoln Cathedral, up until the last few years and was used as a boarding house for the Cathedral choir boys for over 100 years. The property has undergone a comprehensive and sympathetic programme of improvements by the current owner using Lincolnshire limestone, solid wood, and high quality fittings throughout, carried out in line with planning permission and listed building consent. The property further benefits from planning permission to be extended further and for a loft conversion. There is a 10 year professional consultant certificate for the works that have been carried out to the property. The property is in the final stages of renovation giving a potential purchaser opportunity to add their own touches if desired.



## GROUND FLOOR

### LIVING KITCHEN DINER

28' 7" x 16' 10" (8.72m x 5.15m), a local carpenter handmade oak and solid wood kitchen which has been newly fitted with a high quality range of wall and base units with work surfaces over, oak lined drawers, twin Belfast sink with mixer tap over, spaces for a Range cooker and American fridge freezer, plumbing for dishwasher, large larder-style cupboard, downlighters, spotlights, tiled flooring, original beams, staircase to the First Floor, two windows to the front aspect and two external doors.



### BEDROOM

17' 3" x 14' 5" (5.28m x 4.40m), with window to the front aspect, external door, radiator, wall lights, exposed stone wall and original ceiling beam.

### BEDROOM 3/DRESSING ROOM

11' 0" x 9' 10" (3.37m x 3.02m), with window to the front aspect, spotlights and original ceiling beam.

### EN SUITE SHOWER ROOM

7' 9" x 7' 4" (2.37m x 2.24m), newly fitted with a three piece Burlington suite comprising of shower cubicle, close coupled WC and wash hand basin on a vanity stand, wall lights, exposed stone wall, original ceiling beam and window to the rear aspect.





#### UTILITY ROOM

With spaces for washing machine and tumble dryer, storage space, boiler room and spotlights.

#### FIRST FLOOR

##### LIVING ROOM

29' 6" x 18' 11" (9.00m x 5.77m), a magnificent room with vaulted ceiling and original restored ceiling beams, Burley Wood Burning Stove within original fireplace and Lincolnshire limestone hearth, four windows to the front and side aspects, wooden flooring and three radiators.



##### LANDING

With wall light and radiator.

##### LUXURY BATHROOM

12' 11" x 12' 2" (3.96m x 3.73m), newly fitted with a luxurious four piece Burlington suite comprising of double shower cubicle, feature freestanding roll top bath with claw feet, twin sinks on a vanity stand and high level WC with aluminium cistern, wall lights, spotlights, two radiators and window to the front aspect.

##### INNER LANDING

With airing cupboard and loft access point.



##### BEDROOM

19' 3" x 16' 0" (5.88m x 4.89m), with two windows with wooden shutters to the front aspect, feature fireplace, wall lights and radiator.

##### OUTSIDE

The property sits in a tucked away location just off James Street with a low maintenance garden consisting of lawned area and an approximately 23m<sup>2</sup> patio seating area. There is block paved off-street parking for multiple vehicles with an electric vehicle charging point.







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Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

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Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gilson Gray 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.

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Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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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**  
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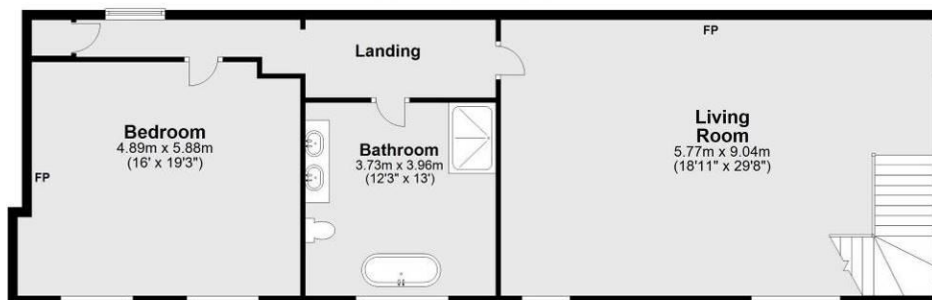




**Ground Floor**  
Approx. 93.1 sq. metres (1002.3 sq. feet)



**First Floor**  
Approx. 107.4 sq. metres (1156.4 sq. feet)



Total area: approx. 200.6 sq. metres (2158.7 sq. feet)

For illustration purposes only.  
Plan produced using PlanUp.

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**01673 847487**

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.