



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



**Book a Viewing!**

**£850,000**

A beautiful high status Medieval Grade II Listed historic property in a sought after location close to Lincoln Cathedral. The spacious accommodation is spread across three floors and has undergone a recent 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. The accommodation is laid in a quirky "upside down" design, with a grand Georgian Entrance Hall, four double Bedrooms, Shower Room, Boot Room and rear Entrance Hall to the ground floor. To the first floor is a large and impressive double aspect Lounge, Shaker style Fitted Kitchen, Dining Room, Snug, Utility Room, Bathroom and Shower Room. To the second floor is a further double Bedroom with spectacular Cathedral views and a further room which could be used as a Dressing Room or Bedroom. Outside is courtyard with patio seating area and a driveway for multiple vehicles. The property further benefits from a Hive central heating system, new "A" rated gas central heating boiler, pipework and radiators and top specification English made bathrooms. Viewing of this property is essential to appreciate the sympathetic restoration and the spacious accommodation on offer.





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#### **SERVICES**

All mains services available. Gas central heating.

**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 a Grade II Listed building because it has a high level of historical, architectural and archaeological interest and for the evidence it provides to the understanding of the historical development of Uphill Lincoln within the Roman walls, and particularly as surviving evidence of a large medieval housing complex. It addresses James Street, that has remained generally unaltered since at least the 17th Century and is a key element in the historical fabric of the Cathedral Quarter. The property is a former Cathedral Choir boarding house dating back to the 15th Century. James Street is regarded as being one of the most sought after private addresses in Lincolnshire, accessed opposite Lincoln Cathedral, with number 18 tucked away in a peaceful and exclusive position.



## ENTRANCE HALL

With Georgian entrance door, window to the side aspect, oak flooring and radiator.

## INNER HALLWAY

With staircase to the first floor, door to the cellar, oak flooring and radiator.

## SIDE HALL

With oak flooring and radiator.



## BEDROOM 1

11' 6" x 10' 10" (3.53m x 3.32m) With window to the side aspect and radiator.

## BEDROOM 2

12' 8" x 9' 9" (3.88m x 2.98m) With window to the front aspect and radiator.

## BEDROOM 3

13' 3" x 12' 6" (4.04m x 3.83m) With window to the rear aspect, oak flooring and radiator.

## BEDROOM 4

13' 7 (max)" x 13' 6 (max)" (4.14m x 4.11m) With window to the rear aspect, wood flooring and radiator.



## SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and antique wash stand with Dowsing and Reynolds tap, wash hand basin made from a single fossil piece, tiled walls and flooring, towel radiator and window to the front aspect.

## BOOT ROOM

4' 11" x 4' 5" (1.50m x 1.37m) With oak flooring.



#### REAR ENTRANCE HALL

With doors to the rear courtyard, wood flooring and radiator.

#### FIRST FLOOR LANDING

With wood flooring, tall radiator and skylight.

#### KITCHEN

13' 3" x 11' 5" (4.06m x 3.49m) Fitted with a range of base units with work surfaces over, wash hand basin with mixer tap over, Smeg cooker, integral dishwasher, fridge and freezer, wall lights, window to the front aspect, radiator and wood flooring.

#### LOUNGE

21' 8" x 14' 10" (6.61m x 4.53m) With three windows to the front and rear aspects, two radiators and exposed Georgian wooden floorboards.



#### SNUG

11' 3" x 10' 4" (3.45m x 3.16m) With window to the front aspect, radiator and two storage cupboards.

#### DINING ROOM

10' 7" x 9' 4" (3.23m x 2.86m) With window to the side aspect with Cathedral views, radiator and wood flooring.



#### UTILITY ROOM

With spaces for washing machine and tumble dryer, wall mounted gas fired central heating boiler and wood flooring.

#### BATHROOM

With short panelled bath, close coupled WC, Burlington wash hand basin on a vanity stand, window to the front aspect, shaver point, radiator, towel radiator and storage cupboard.

#### SHOWER ROOM

Refitted with a three piece suite comprising of walk-in shower cubicle, close coupled WC and wash hand basin in a vanity style unit, window to the front aspect, wood flooring and towel radiator.

#### SECOND FLOOR LANDING

With window to the side aspect.

#### BEDROOM 5

12' 9" x 12' 3" (3.91m x 3.75m) With window to the side aspect with Cathedral views, radiator, wall lights and wood flooring.



#### STORE ROOM

17' 7" x 10' 4" (5.38m x 3.16m) Currently used as a store room but could be a bedroom or dressing room, with Sash window to the side aspect, radiator, wall lights and eaves storage area.





## OUTSIDE

To the rear of the property is a pleasant courtyard with patio seating area and a driveway providing off street parking for multiple vehicles.

### WEBSITE

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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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### 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 these 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.

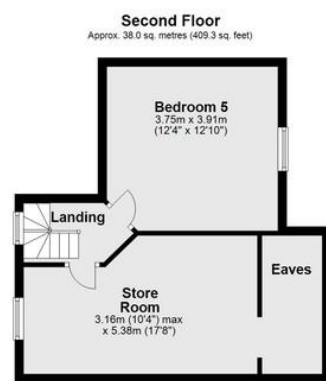
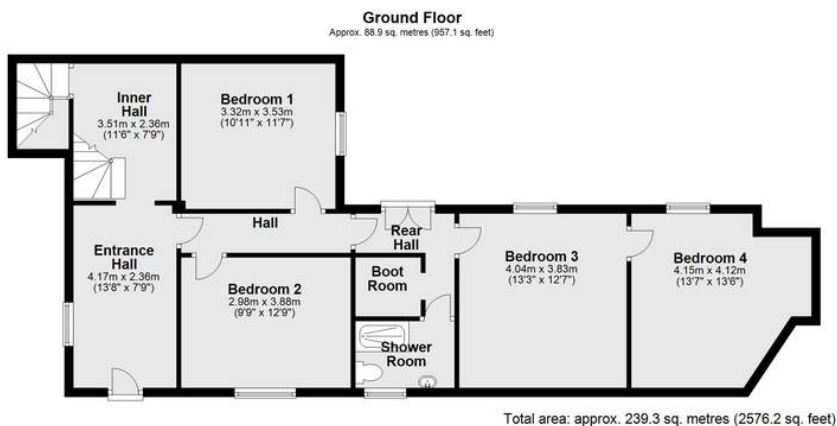
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Total area: approx. 239.3 sq. metres (2576.2 sq. feet)

For illustration purposes only.  
Plan produced using PlanUp.

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**Lincoln**  
**LN2 1AS**  
**01522 510044**

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**01673 847487**

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