





10 James Street Lincoln

An exceptional and rare opportunity to acquire a modern and unique family home in a secluded position in one of the most prestigious locations in Lincoln. Just moments from the Bailgate and Castle Square, the property enjoys the most breathtaking views of Lincoln Cathedral from the rear garden, balcony, and principal rooms.

Privately situated at the end of a cul-de-sac, the home is approached via a secure gated driveway providing ample off street parking. A large solid oak entrance door opens into a welcoming reception hall, beautifully finished with bespoke handmade oak panelling. The ground floor accommodation comprises of a cloakroom/WC, study, a bespoke handmade kitchen by Hill Farm Furniture, formal dining room, impressive orangery, added in 2022 by Prime Oak, and two double bedrooms served by a Jack and Jill en-suite shower room. A solid oak staircase rises gracefully to a galleried first floor landing, leading to an elegant living room, and a sitting room with Bi-fold doors leading onto a balcony, enjoying captivating Cathedral views. The first floor is completed by a luxurious master suite with dressing room and en-suite bathroom, along with a further bedroom featuring its own en-suite shower room.

Outside, there is a practical laundry room and a stone built store. To the rear of the property lies an enclosed tranquil garden, centred around a raised ornamental Koi pond. A paved patio provides an ideal seating area from which to enjoy the spectacular views of Lincoln Cathedral, complemented by areas of low maintenance artificial lawn, established shrubs, and beautifully stocked flowerbeds.

A property of this calibre is a rare find, set in a most enviable position. Early viewing is strongly advised to appreciate the individuality and quality of the accommodation, together with its outstanding location.

Asking Price £2,000,000

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29 Silver Street, Lincoln, LN2 1AS



ACCOMMODATION

ENTRANCE HALL

A wide solid oak entrance door opens into a welcoming entrance hall, beautifully lined with bespoke handmade oak panelling. A solid oak staircase rises gracefully to the first floor, complemented by a useful under stairs storage cupboard. The space features elegant Porcelanosa tiled flooring with underfloor heating, inset spotlights, and a double-glazed front window with a built-in window seat. An intercom system completes this impressive and inviting entrance.

KITCHEN/BREAKFAST ROOM

23' 1" x 13' 6" (7.05m x 4.14m) Fitted with an exceptional range of bespoke handmade kitchen units by the highly regarded local company, Hill Farm Furniture, complemented by sleek granite worktops and a central island with breakfast bar. Appliances include a Range cooker, eye level steam oven and combination oven/microwave, together with integrated fridge, freezer and dishwasher. Twin ceramic Belfast sinks feature mixer and boiling water tap, set beneath a double glazed window overlooking the rear aspect with Cathedral views. Additional features include tiled splashbacks, Porcelanosa tiled flooring with underfloor heating, inset spotlights, and double glazed French doors opening to the side. A striking spiral staircase rises to the first floor living space.

DINING ROOM

10' 7" x 13' 3" (3.23m x 4.06m) With double glazed Bi-fold doors opening onto the orangery, oak flooring with underfloor heating, inset spotlights, and a feature stone archway leading through to the kitchen.

ORANGERY

26' 0" x 12' 9" (7.93m x 3.89m) A stunning addition constructed by Prime Oak in 2022, featuring an impressive oak frame and double glazed Bi-fold doors with fitted motorised blinds and opening onto the rear garden, offering beautiful views towards Lincoln Cathedral. The space is flooded with natural light from an overhead ceiling lantern and two motorised Velux windows with fitted motorised blinds. Characterful exposed stone walls complement the Porcelanosa tiled flooring with underfloor heating, creating an open and airy room that seamlessly connects the indoors with the outdoor living space.

CLOAKROOM/WC

With close coupled WC and wall mounted wash hand basin, tiled walls, Porcelanosa tiled flooring with underfloor heating and inset spotlights.

STUDY

13' 7" x 10' 7" (4.15m x 3.23m) With a double glazed window to the front aspect, fitted triple wardrobe, oak flooring with underfloor heating and inset spotlights.

BEDROOM 3

13' 7" x 13' 6" (4.16m x 4.14m) With double glazed bay window to the front aspect, two double fitted wardrobes, oak flooring with underfloor heating and inset spotlights.

JACK AND JILL EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and wall mounted wash hand basin, part tiled walls, tiled flooring with underfloor heating, chrome towel radiator and inset spotlights.

BEDROOM 4

13' 6" x 10' 7" (4.14m x 3.25m) With double glazed window to the rear aspect, two discreet fitted wardrobes, oak flooring with underfloor heating and inset spotlights.





FIRST FLOOR GALLERIED LANDING

With double glazed window to the rear aspect, double glazed window with built-in window seat to the front aspect, bespoke built-in book shelving, vaulted ceiling with Velux window and oak flooring with underfloor heating.

BEDROOM 1

13' 8" x 13' 1" (4.17m x 4.01m) With a vaulted ceiling and a large double glazed picture window and framing spectacular views of Lincoln Cathedral and oak flooring with underfloor heating.

DRESSING ROOM

With a generous range of fitted wardrobes, oak flooring with underfloor heating and inset spotlights.

EN-SUITE BATHROOM

Fitted with a luxurious four piece suite comprising of a panelled bath, a walk-in shower cubicle, close coupled WC and wall mounted wash hand basin with side storage cupboards, tiled walls, tiled flooring with underfloor heating, chrome towel radiator, vaulted ceiling with inset spotlights and double glazed window to the front aspect.

LIVING ROOM

22' 6" x 13' 7" (6.88m x 4.15m) With a vaulted ceiling and a large double glazed picture window fitted with motorised blinds and framing spectacular views of Lincoln Cathedral, together with a further double glazed window to the side aspect also with motorised blinds, oak flooring with underfloor heating and space for a log burner (with gas supply).

SITTING ROOM

12' 9" x 10' 7" (3.91m x 3.23m) With double glazed Bi-fold doors giving access to a balcony with views of Lincoln Cathedral and oak flooring with underfloor heating.

BEDROOM 2

13' 7" x 12' 7" (4.15m x 3.86m) With double glazed window to the front aspect and underfloor heating.

EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle with rainfall shower, close coupled WC and wall mounted wash hand basin, tiled walls, tiled flooring with underfloor heating and chrome towel radiator.

OUTSIDE

DRIVEWAY

The property sits behind secure electric gates with a spacious resin driveway providing ample off street parking. To the front is a historic stone wall with secure gated pedestrian access to East Bight.

LAUNDRY ROOM

14' 7" x 6' 4" (4.45m x 1.95m) Fitted with a range of base units with work surfaces over, spaces for washing machine and tumble dryer, ceramic sink with mixer tap over, tiled walls and tiled flooring with underfloor heating.

STORE ROOM

8' 8" x 14' 7" (2.65m x 4.45m) Stone built secure storage room with light and power.

GARDENS

To the rear of the property lies an enclosed and beautifully landscaped garden, designed for both elegance and ease of maintenance.

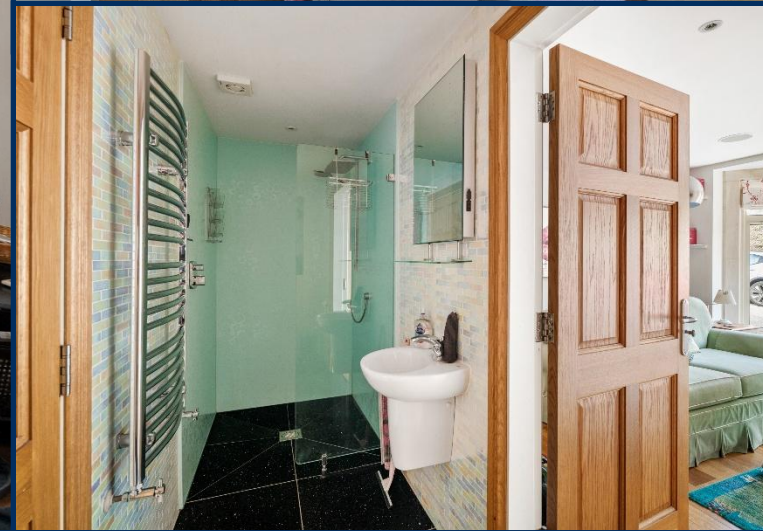
Areas of artificial lawn provide a neat, low maintenance finish, while the raised ornamental Koi pond with integrated filtration and a bespoke garden watering system forms a striking focal point.

Formal garden areas include a spacious patio seating area, elegant clipped box hedging, established shrubs, and a striking stone and brick feature wall.

Two enchanting archways, adorned with flourishing wisteria, create a picture perfect setting, while richly stocked flowerbeds, seasonal shrubs, and vibrant roses offer colour throughout the year.

The breathtaking views of Lincoln Cathedral provide an exceptional and enviable backdrop to this truly remarkable garden. There is further outside space provided by a paved balcony accessed from the sitting room with power and also providing Cathedral views.





LOCATION

10 James Street enjoys a prime position in the heart of Lincoln, just a short walk from the historic Bailgate area and the magnificent Lincoln Cathedral. The Bailgate is famed for its cobbled streets, independent shops, award-winning restaurants, and lively cafés, offering a perfect blend of character and convenience. The Cathedral and nearby Lincoln Castle form the centrepiece of the city's renowned Cathedral Quarter, providing a stunning backdrop and a rich sense of heritage. With excellent transport links, reputable schools, and a wealth of local amenities close by, this location combines historic charm with modern city living.

SERVICES

All mains services available.
Gas central heating.
Underfloor heating.

COUNCIL TAX AND EPC

EPC Energy Rating – to follow.

Council Tax Band - G (Lincoln City Council).

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.



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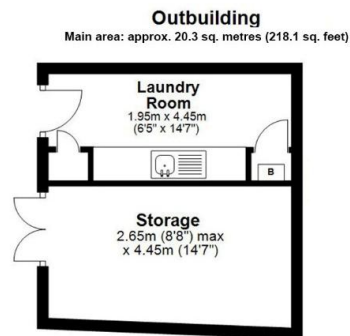
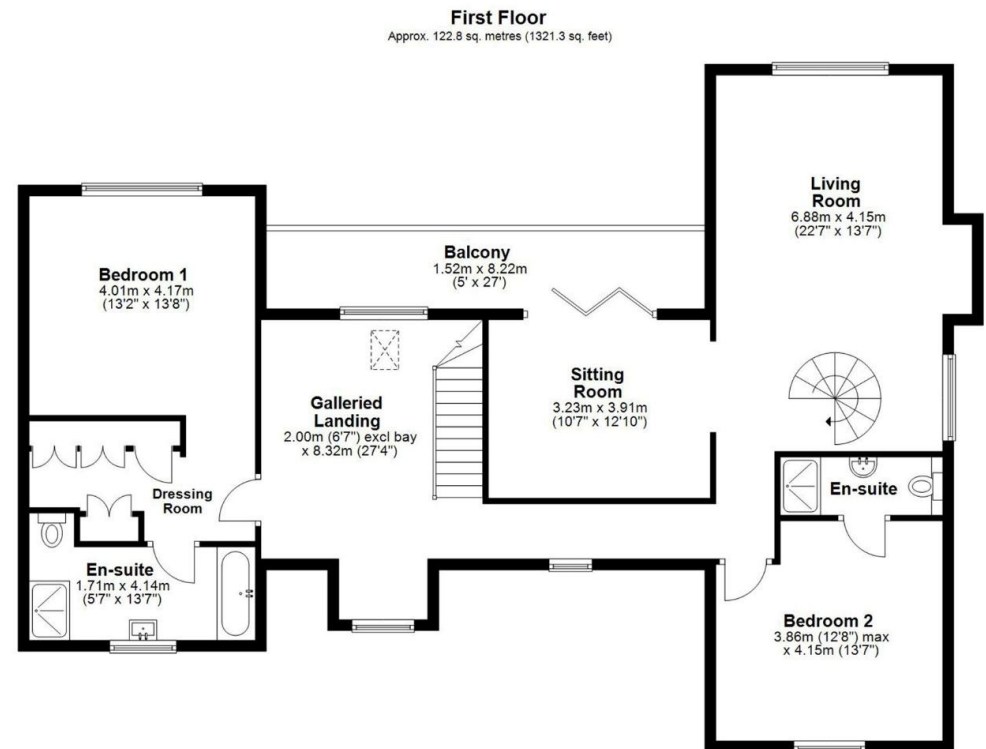
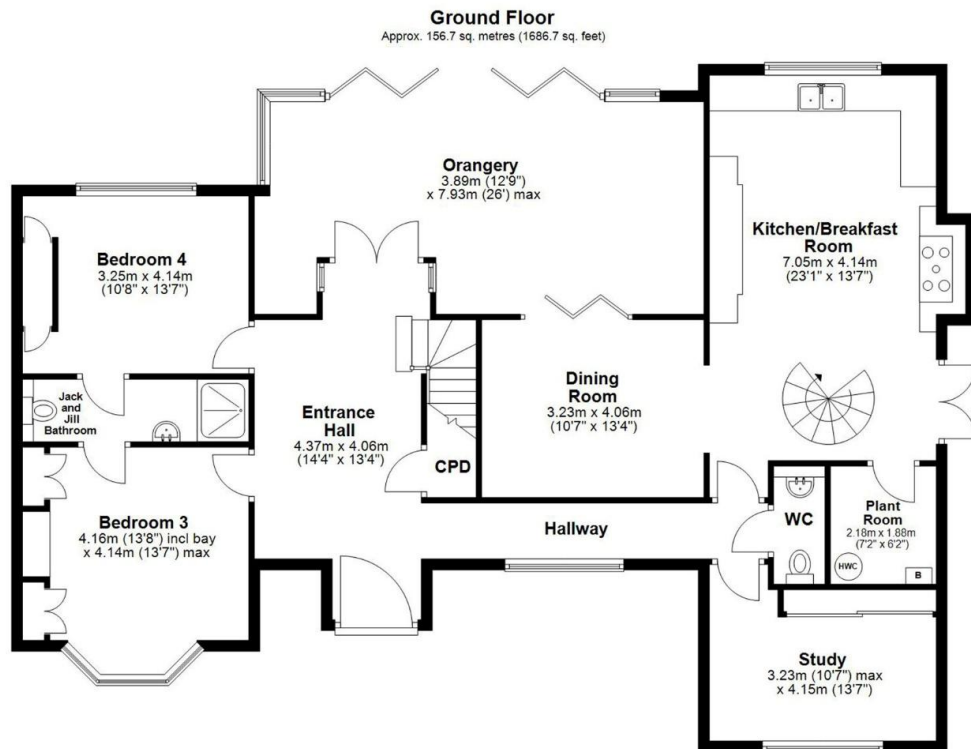
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1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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Main area: Approx. 279.5 sq. metres (3008.1 sq. feet)
Plus outbuildings, approx. 20.3 sq. metres (218.1 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY
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