



Moat House, Drury Lane, Lincoln



## Moat House, 17 Drury Lane, Lincoln

A truly unique opportunity to purchase a fine period residence set within touching distance of the Lincoln Castle walls. The Moat House is thought to date back to around 1870 and offers unique views of both the Castle and Cathedral from its grounds. The substantial accommodation extends to 3,110 ft<sup>2</sup> and briefly comprises entrance hall, three reception rooms, kitchen/diner, utility room, pantry, shower room and cellar to the ground floor. The first floor offers a spacious landing, three double bedrooms, family bathroom, shower room and dressing room to master. The second floor offers two further double bedrooms and spacious landing which is currently used as a work space.

The property nestles in a private walled plot extending to around 0.32 of an acre including the sloped bank. Electric wooden gates lead to a gravelled driveway with parking for 3/4 cars, brick and slate garaging with power and light and a further brick store. The side elevation is mainly laid to lawn with mature trees/planting, raised patio and pond. The rear elevation is a steep sloping garden with steps leading right up to the castle walls where you will be greeted with breathtaking views of the Castle, Cathedral and City.



### ACCOMMODATION

#### Entrance hall

With Victorian balustraded staircase winding gracefully up to the third floor, exposed wooden flooring, double radiator, door to cellar and further door to;

#### Reception One

Single glazed sash bay window to front elevation with wooden shutters, open fireplace with gas burning stove and marble surround, built-in storage, two double radiators and serving hatch.

#### Reception Two

Single glazed sash bay window to front elevation with wooden shutters, cast-iron fireplace, exposed wooden floor, two double radiators, door to;

#### Kitchen/Diner

Five single glazed sash Windows to front, side and rear elevations, two Electrically operated Velux windows with rain sensor, fitted wall and base units with stainless steel single drainer sink with Quooker tap, black granite worktops, Miele induction hob With AEG extractor over, Siemens double oven, built-in fridge freezer, Miele built-in dishwasher, original

cast-iron fireplace with wooden surround, parquet flooring, under floor heating in the dining area, door to rear elevation and further door to rear hall/utility.

#### Pantry

With built-in shelving, single glazed sash window to rear elevation.

#### Utility

Single glazed sash window to rear elevation, fitted wall and base units with Belfast freestanding sink, space and plumbing for tumble dryer and washing machine, single radiator, door to rear porch with built-in shelving and further door to rear elevation.

#### Shower Room

Single glazed picture window to rear elevation, three-piece suite comprising large walk-in shower, low flush WC, wash basin, heated towel rail, part tiled walls, extractor, door to;

#### Reception Three

Single glazed sash window to rear elevation with wooden shutters, built-in storage, double radiator with cover, door to side elevation.

#### Cellar

Built-in shelving, single glazed sash window to side elevation, gas meter.

#### First Floor

##### Bedroom One

Single glazed sash bay window to front elevation with wooden shutters, cast-iron fireplace with tiled surround, exposed wooden flooring, double radiator, steps down to;

##### Dressing Room

Built-in shelving, single glazed picture window to bathroom.

##### En-suite Bathroom

Single glazed sash window to side elevation, four piece suite comprising panelled bath, large walk-in shower, low flush WC, pedestal wash basin, part tiled walls, two heated towel rails, extractor.

##### Bedroom Two

Single glazed sash window to front elevation with wooden shutters, fireplace (currently not in use), double radiator.



### Landing

With single glazed sash window to front elevation, window seat with built-in storage, double radiator.

### Bedroom Three

Single glazed sash window to side elevation with wooden shutters, built-in storage and shelving, cast-iron fireplace, exposed wooden flooring, double radiator.

### Bathroom

Single glazed sash window to rear elevation, three piece suite comprising panelled bath with shower over and further shower mixer tap, low flush WC, wash basin in vanity unit, part tiled walls, heated towel rail, extractor.

### Second Floor

#### Landing/Study Area

Single glazed sash window to front elevation, built-in shelving and desk, skylight.

#### Bedroom Four

Single glazed sash window to side elevation with wooden shutters, expose wooden flooring, eaves storage, single radiator.

#### Bedroom Five

Single glazed sash window to side elevation with wooden shutters, loft access, single radiator, Electric fire.

### OUTSIDE

The south facing front elevation has electric wooden gates leading to a graveled driveway with parking for 3/4 cars, brick and slate garaging which has been converted into a gym and home office, further brick and slate store and CCTV which is covers outside and some internal areas. The side elevation is mainly laid to lawn with mature trees/planting, raised patio, pond. The rear elevation offers a steep sloping garden with steps leading right up to the castle walls where you will be greeted with breathtaking views of the Castle, Cathedral and Cityscape.

### LOCATION

The neighbouring Lincoln Castle was built almost 1000 years ago by William the Conqueror and has witnessed some of the most dramatic events in English history. It is a place where kings and convicts have walked, a symbol of power and punishment through the ages and home to an original 1215 Magna Carta. It is thought there was an underground passageway from the Moat House to the Castle Prison.

### AMENITIES

The property is situated in the desirable Cathedral Quarter which boasts a variety of restaurants, cafes, butchers, bakery, grocer and various boutique shops. Excellent state and private sector schools, (both primary and secondary) can be found within walking distance, along with the Lincoln University, Bishop Grossteste University. The City of Lincoln is also a few minutes' walk down the hill and is a thriving City Centre that is developing more each year.

### TENURE & POSSESSION

Freehold and for sale by private treaty.

### COUNCIL TAX

Band G

### SERVICES

We understand the property has mains water, gas, electricity and mains sewer connections.

### BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, JHWalter are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

### VIEWING PROCEDURE

Viewings will commence from the 4th January 2021, but please register your interest to view via [jamesmulhall@jhwalter.co.uk](mailto:jamesmulhall@jhwalter.co.uk) or 07919 694232 as our offices will be closed from 24th Dec-4th Jan.

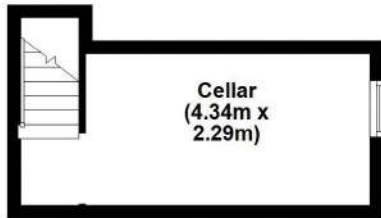
### AGENT

James Mulhall  
01522 504304  
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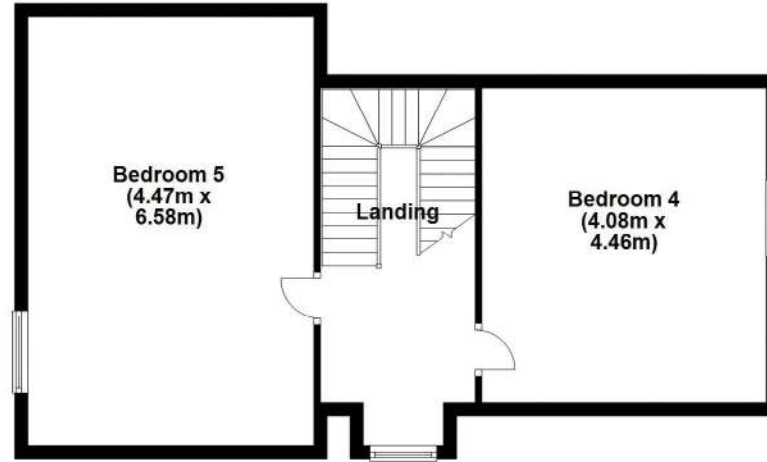




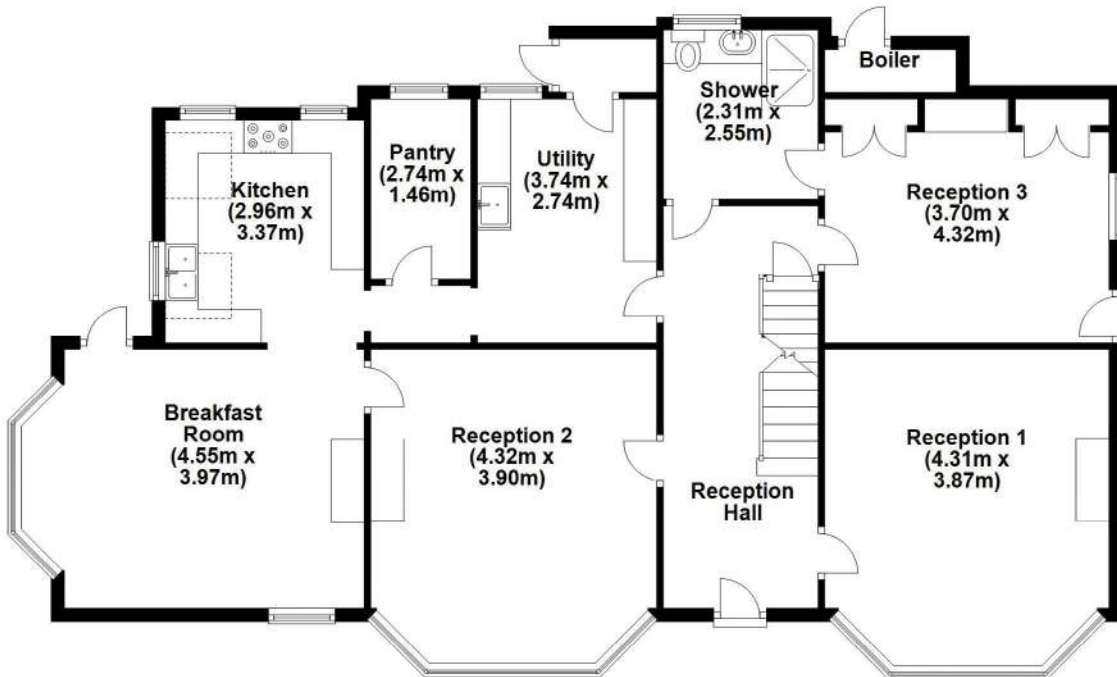
**Basement**  
Approx. 12.6 sq. metres (135.6 sq. feet)



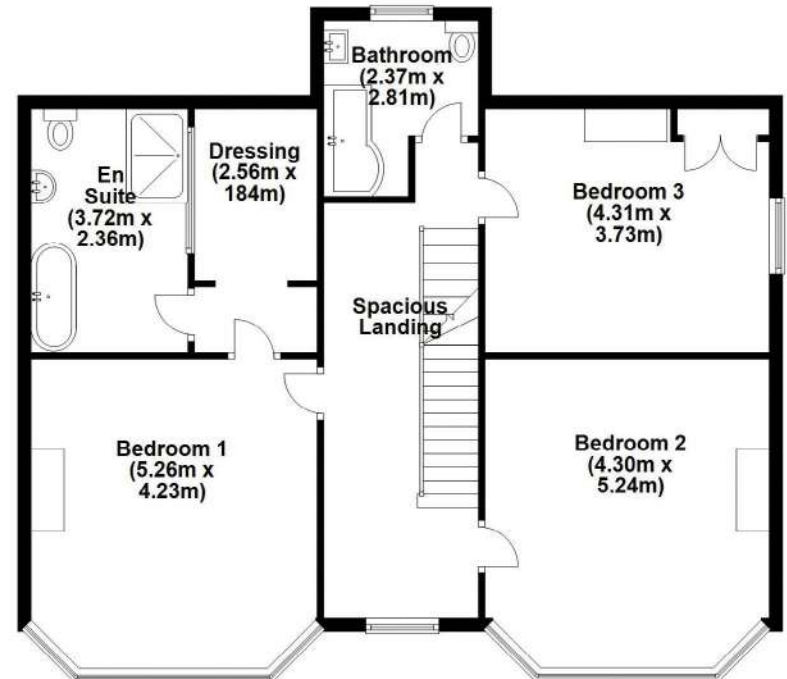
**Second Floor**  
Approx. 61.6 sq. metres (663.1 sq. feet)



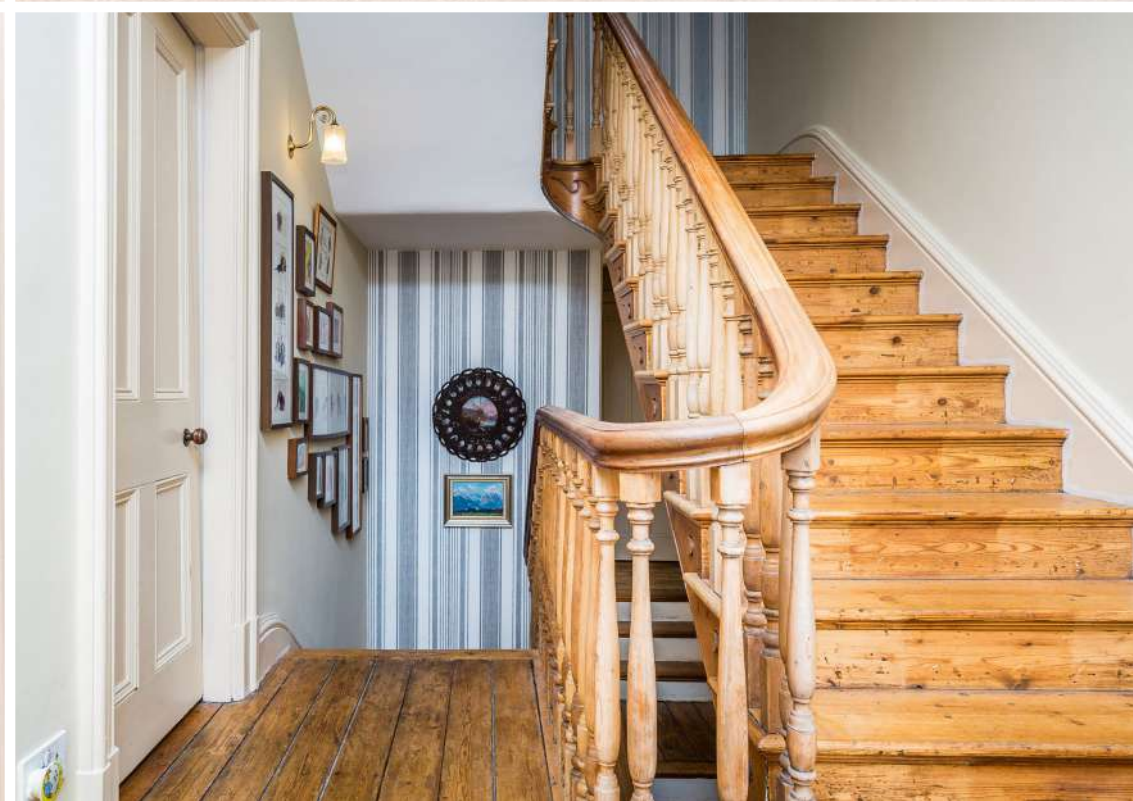
**Ground Floor**  
Approx. 123.2 sq. metres (1326.5 sq. feet)



**First Floor**  
Approx. 91.5 sq. metres (984.8 sq. feet)

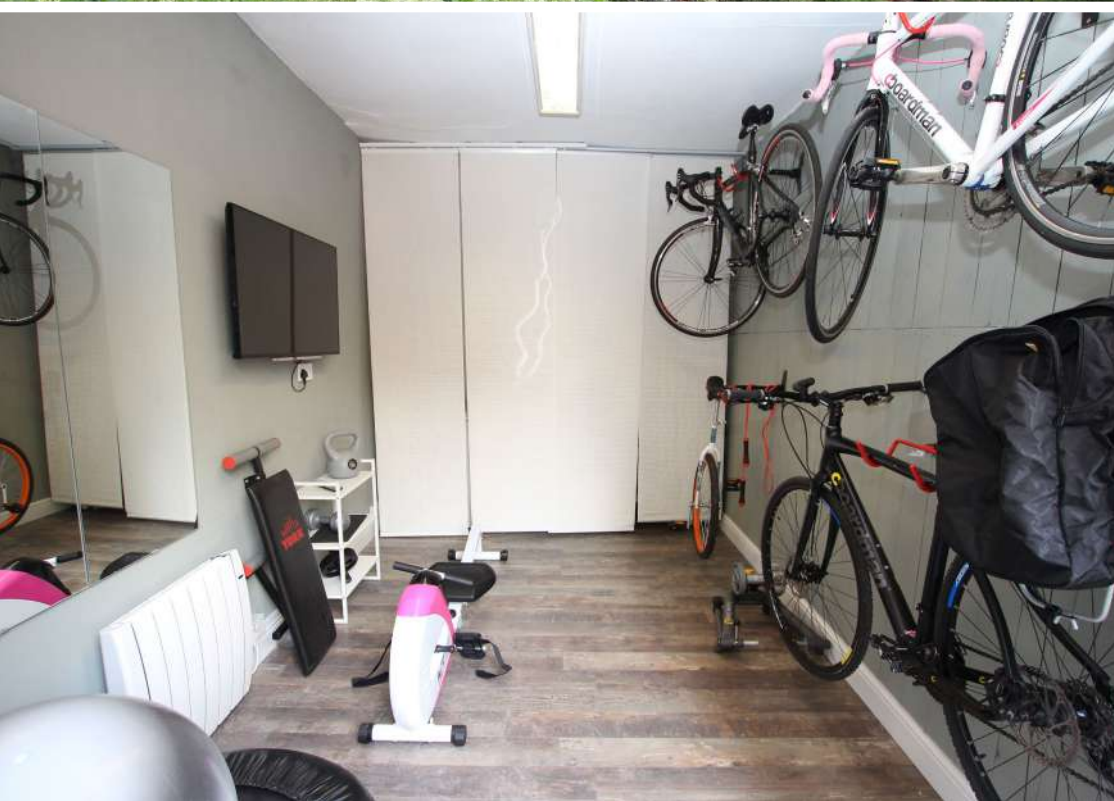


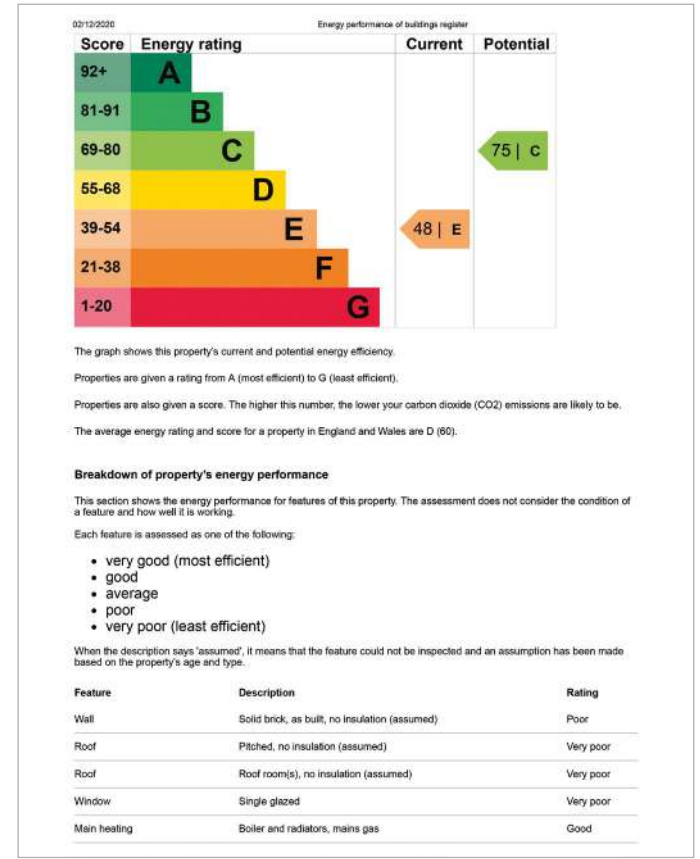
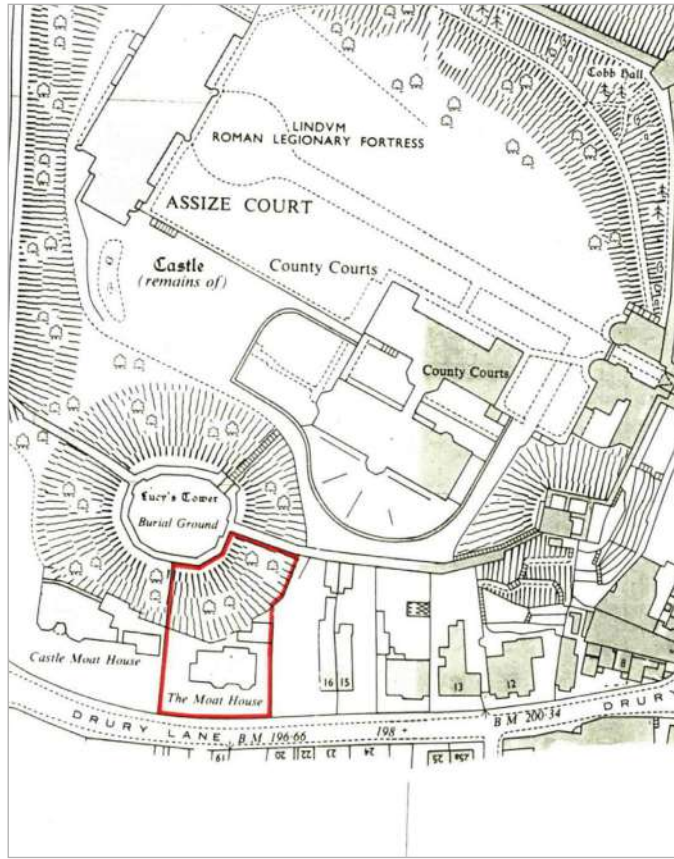
Total area: approx. 288.9 sq. metres (3110.1 sq. feet)











### DIRECTIONS: LNI 3BN

Entering Lincoln on the B1398 Burton Road proceed over the roundabout and towards the Castle. At the end of the road bear right at the mini-roundabout onto Union Road. Proceed to end and turn left onto Drury Lane where the property can be found on the left.

### IMPORTANT NOTICE

JHWalter try to provide accurate sales particulars, however, they should not be relied upon as statements of fact. We recommend that all the information is verified by yourselves or your advisers. These particulars do not constitute any part of an offer or contract. JHWalter staff have no authority to make or give any representation or warranty whatsoever in respect of the property. The services, fittings and appliances have not been tested and no warranty can be given as to their condition. Photographs may have been taken with a wide angle lens. Plans are for identification purposes only, are not to scale and do not constitute any part of the contract. Crown Copyright. All rights reserved. Licence Number 100020449. The Ordnance Survey data may not show all existing features. JHWalter is the trading name of JHWalter LLP. Registered Office: 1 Mint Lane, Lincoln LNI IUD. Registered in England and Wales. Registration Number: 0C334615



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