



Mill Cottage,  
Fen Lane, Dunston, Lincoln

**BROWN & CO** JHWalter



## Mill Cottage, Fen Lane, Dunston, Lincoln

A unique opportunity to acquire a spacious detached family home with separate annexe and holiday let (Mill Lodge) which is situated on the outskirts of the sought-after village of Dunston benefitting from open-field views.

Occupying a generous plot Mill Cottage comprises of an entrance hall, living room, breakfast kitchen, dining room, shower room and utility to the ground floor, along with four bedrooms and bathroom to the first floor.

Mill Lodge which is currently run as a successful holiday let consists of a spacious open-plan kitchen / living room, double bedroom and en-suite. Above Mill Lodge and with its own external staircase providing access is a sitting room with sink and fridge, double bedroom and en-suite which would make an ideal office, annexe or additional holiday let.



### ACCOMMODATION

#### Ground Floor

##### Entrance Hall

Front entrance door, stairs rising to first floor, storage cupboard, radiator.

##### Living Room

Double glaze windows to side and rear, wood burning stove inset to brick fireplace, exposed ceiling beams, radiator.

##### Kitchen

Double glazed windows to front and rear, rear entrance door, drainer sink inset to granite work surfaces, matching base and eye level Symphony Ashbourne units, breakfast bar and island unit, Stoves Sterling electric range cooker, dishwasher, fridge, double wine cooler, microwave, radiator.

##### Dining Room

Double glazed window to rear, storage cupboard, radiator.

##### Shower Room

Double glazed window to front, WC, vanity wash basin, shower cubicle, heated towel rail, tiled flooring and walls.

##### Utility

Side entrance door, double glazed window to side, sink, space for fridge freezer, washing machine and tumble dryer, tiled flooring, radiator.

##### First Floor

##### Landing

Double glazed window to rear, radiator.

##### Bedroom One

Double glazed windows to side and rear, radiator.

##### Bedroom Two

Double glazed window to rear, radiator.

##### Bedroom Three

Double glazed window to side, radiator.

##### Bedroom Four

Double glazed window to front, built in cupboard, radiator.

##### Bathroom

Double glazed window to front, WC, corner Jacuzzi bath, vanity wash basin, radiator.

Mill Lodge (ref UK12530 – [www.cottages.com](http://www.cottages.com))

##### Entrance Hall

Front entrance door, tiled flooring, radiator.

##### Kitchen / Living Room

Double glazed windows to front, side and rear, French doors to rear, fitted kitchen with stainless steel drainer sink, matching base and eye level storage units, breakfast bar, integrated appliances including induction hob, fan assisted oven, combination microwave oven, fridge freezer.

##### Bedroom

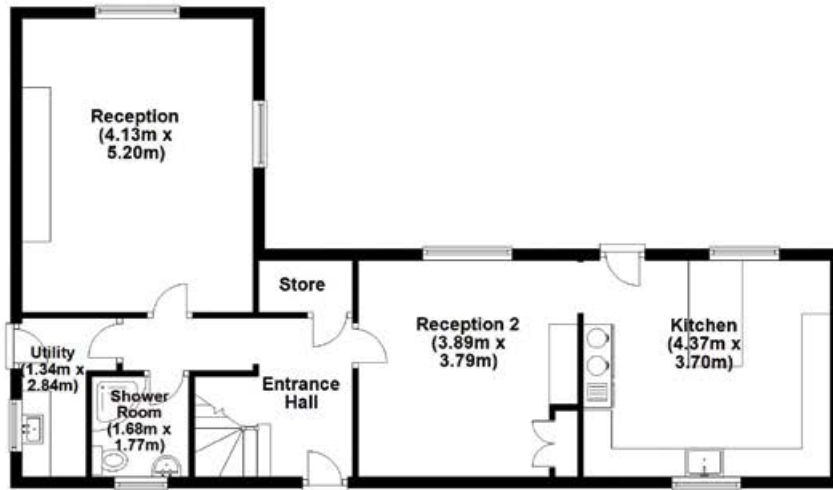
Double glazed window to rear, fitted wardrobes, radiator.

##### En-Suite

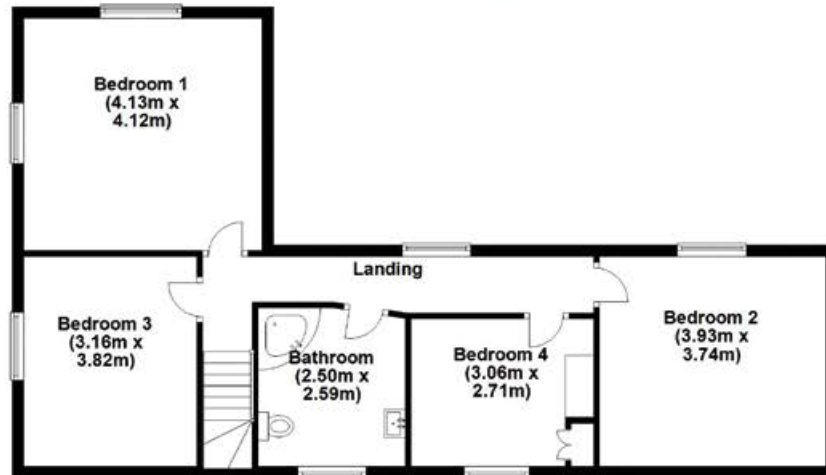
Double glazed window to front, large walk in shower enclosure with glazed shower screen, vanity wash basin with WC, radiator.



**Ground Floor**  
Approx. 72.0 sq. metres (774.8 sq. feet)



**First Floor**  
Approx. 70.2 sq. metres (756.2 sq. feet)



**Annexe**

**Ground Floor**  
Approx. 58.0 sq. metres (624.8 sq. feet)



**First Floor**  
Approx. 39.5 sq. metres (425.2 sq. feet)



Annexe (situated above Mill Lodge)  
accessed via external staircase

**Living Room**

Side entrance door, Velux window, stainless steel sink,  
storage units, integrated fridge, radiator.

**Bedroom**

Velux window, radiator.

**En-Suite**

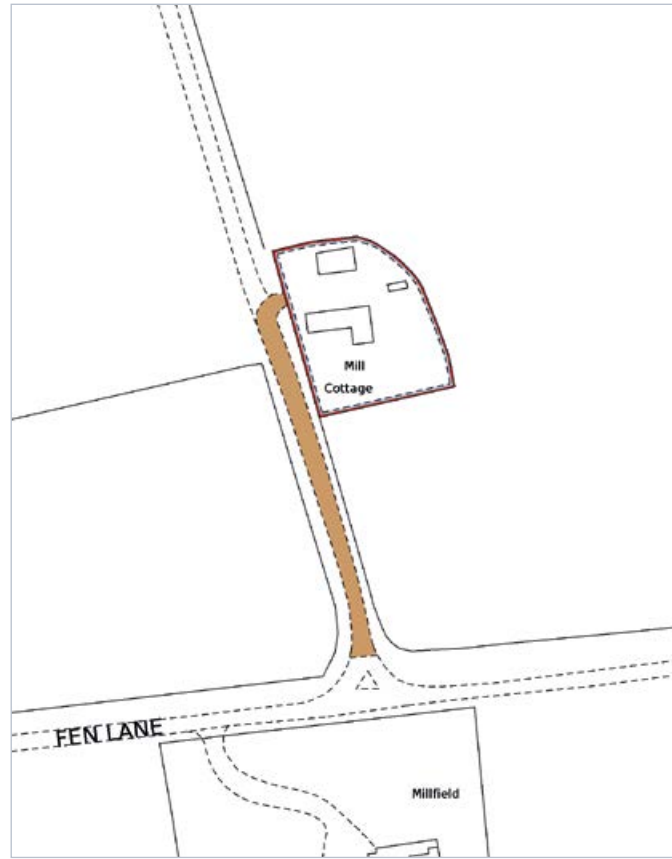
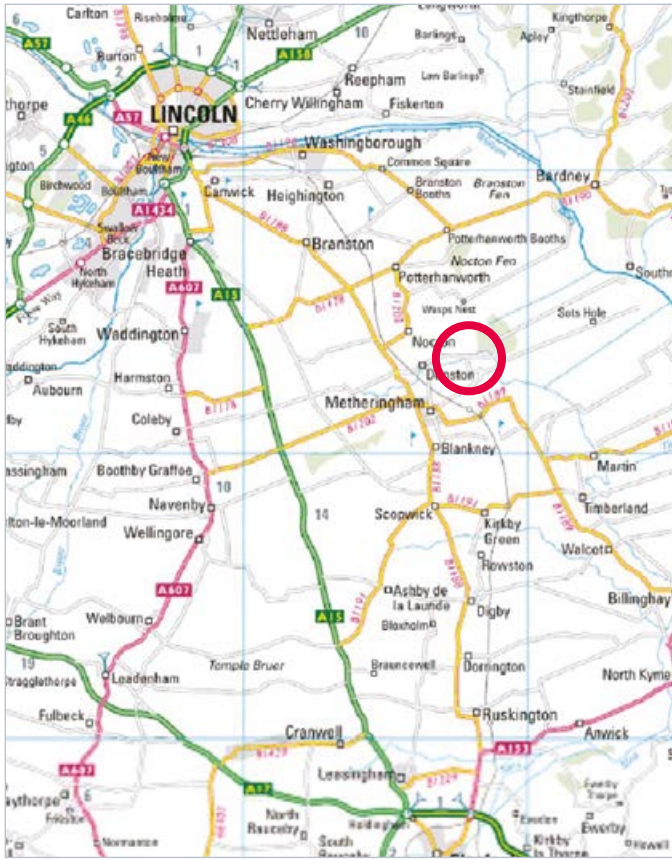
WC, pedestal wash basin, shower cubicle, radiator.

**OUTSIDE**

The property is accessed via a large driveway providing  
parking for several vehicles, with generous lawned gardens  
running to the front, side and rear of the properties.







12/02/21, 10:56 AM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

### Energy performance certificate (EPC)

|  |                           |  |
|--|---------------------------|--|
| Mill Cottage<br>Fen Lane<br>Dunston,<br>LINCOLN<br>LN4 2HD | Energy rating<br><b>E</b> | Valid until: 14 January 2026<br>Certificate number: 0943-2817-7292-9796-9675 |
|--|---------------------------|--|

Property type: Detached house

Total floor area: 164 square metres

#### Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

#### Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be C.

See [how to improve this property's energy performance](#).

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 70   C    |
| 55-68 | D             |         |           |
| 39-54 | E             | 43   E  |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60

POSTCODE: LN4 2HD

#### AGENTS NOTE

For information on the holiday let Mill Lodge please visit [www.cottages.com](http://www.cottages.com) ref UK12530. Or contact the agent for further information on the bookings history.

#### BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Brown&CoJHWalter 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

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

#### AGENT

James Drabble  
01522 504304  
[lincolncitycentre@brown-co.com](mailto:lincolncitycentre@brown-co.com)

#### IMPORTANT NOTICES

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