



Hall Farmhouse  
Canwick, Lincoln

**BROWN & CO** JH Walter







# Hall Farmhouse, Canwick, Lincoln

Hall Farmhouse is a charming stone and pantile property which sits in stunning private grounds of around 3.53 acres. Enjoying an elevated position with views across the City and towards the Cathedral, this well loved family home is ready for a new custodian to breathe new life into its walls.

The current accommodation extends to around 2,397 sq ft and offers an entrance hall, kitchen, utility, dining room, sitting room, WC and study to the ground floor. Whilst the first floor offers four bedrooms and two bathrooms.

Outside the wonderful gardens combine manicured lawns, fruit trees, patio areas, mature trees/planting and areas of woodland. There is also a range of brick & pantile outbuildings and a unique Grade II listed dovecote which was restored in 2009.



## Location

The property is situated within walking distance to Lincoln City Centre with a shorter route available via the restricted byway which runs adjacent to the property boundary to connect up to Washingborough Road. The city centre continues to develop and evolve with investment bringing in new shops, restaurants and amenities. The Cathedral quarter offers a wealth of history with the magnificent Lincoln Cathedral and medieval Castle as well as boutique shops in the Bailgate area.

## Accommodation

### Entrance Hall

Double glazed window to rear elevation, stairs to first floor, double radiator, door to;

### WC

Single glazed window to front elevation, two piece suite comprising low flush WC, pedestal wash basin, single radiator.

### Kitchen

Double glazed casement window to rear elevation, single glazed sash window to front elevation, fitted wall and base units with stainless steel double drainer sink, Neff double oven, four ring gas and electric hob with extractor over, part tiled walls, door to;

### Utility

Single glazed casement window to side elevation, single glazed door to front elevation, space and plumbing for washing machine and tumble dryer, Belfast sink, Worcester boiler, built-in storage, single radiator.

### Dining Room

Double glazed patio doors to rear elevation, single glazed window to front elevation, single radiator, stone inglenook fireplace with cast iron fire back which originated from Castle Howard in Yorkshire, built-in storage, draw to;

### Lobby

With further door to front elevation.

### Sitting Room

Double glazed patio doors to rear elevation, stone Inglenook fireplace with woodburning stove, single glazed sash window to front elevation, double radiator, door and stairs to;

### Half Landing

With single glazed sash window to front elevation, single radiator, door to;

### Study

Single glazed bay window to rear elevation, built-in storage with shelving, cast-iron fireplace.

## First floor

### Bedroom One

Single glaze sash window to rear and side elevation, single radiator.

### Bathroom

Single glazed casement window to front elevation, three piece suite comprising panelled bath with shower over, mid flush WC, pedestal wash basin, single radiator, airing cupboard with hot water tank.

### Bedroom Two

Single glazed casement window to front elevation, single radiator, built-in storage.

### Bedroom Three

Single glazed casement window to front elevation, single radiator.







#### Bedroom Four

Single glazed casement window to front elevation, single radiator.

#### Bathroom

Single glazed casement window to rear elevation, three piece suite comprising panelled bath, pedestal wash basin, mid flush WC, part tiled walls, single radiator.

#### Landing

Three single glazed casement windows to rear elevation, single radiator, loft access.

#### Outside

The property sits in stunning grounds extending to around 3.53 acres with mature trees and hedging, planted borders large patio area, fruit tree orchard, large pond, substantial lawn areas which slope down to a copse of woodland with views across the city and up to the cathedral. There is a separate gated access from the main road to access the grounds.

#### Outbuildings

The property has a large range of brick and pantile outbuildings which offer open bay parking, tool shed and workshop. There is also a delightful grade II listed stone and pantile Dovecote which was restored in 2009 with around 1000 nesting boxes and original rotating ladder. The building is sealed and not currently open for nesting purposes.

#### Tenure & Possession

Freehold and for sale by private treaty.

#### Council tax

Band F

#### Mobile

We understand from the Ofcom website there is likely to be mobile coverage from EE, Three, O2 and Vodafone.

#### Broadband

We understand from the Ofcom website that standard and ultrafast broadband is available in the area with a maximum download speed of 1000 Mbps and an upload speed of 100 Mbps.

#### Services

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

#### 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 Mulhall

01522 504304

lincolncitycentre@brown-co.com



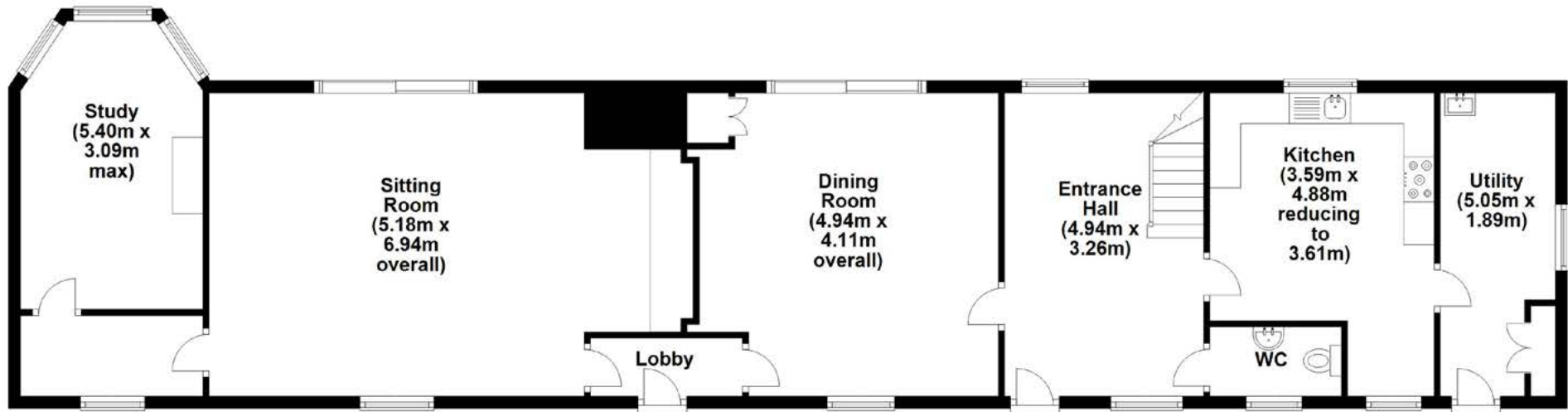






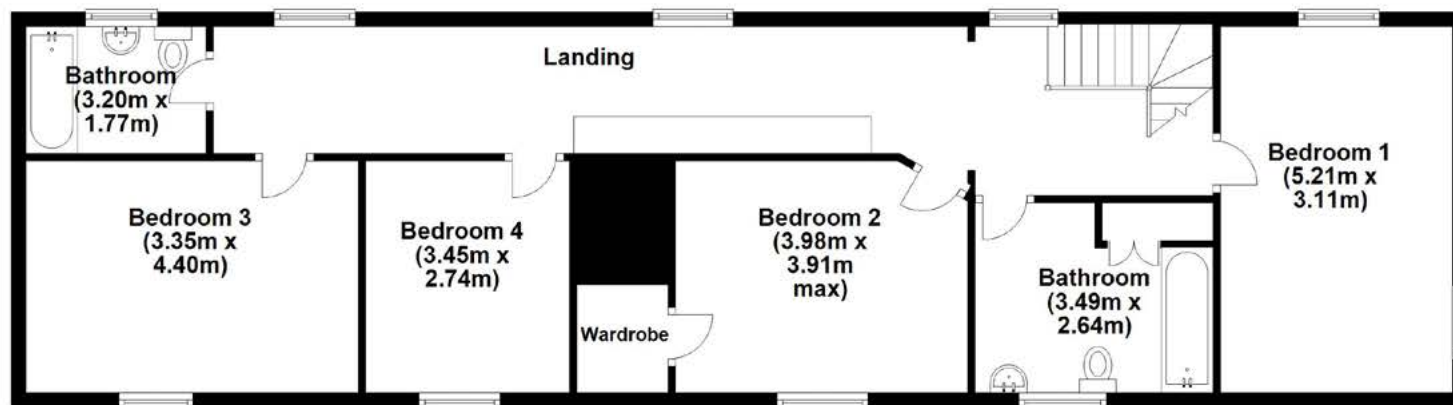
## Ground Floor

Approx. 126.9 sq. metres (1366.5 sq. feet)



## First Floor

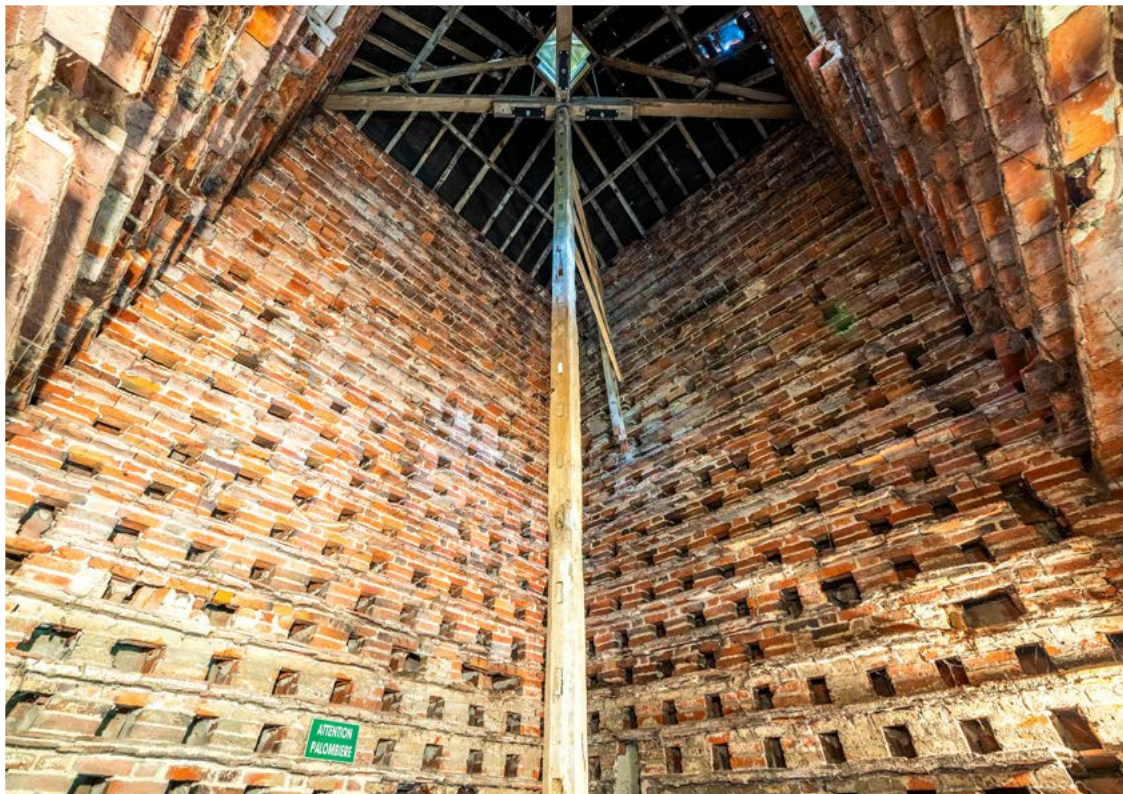
Approx. 95.8 sq. metres (1031.0 sq. feet)



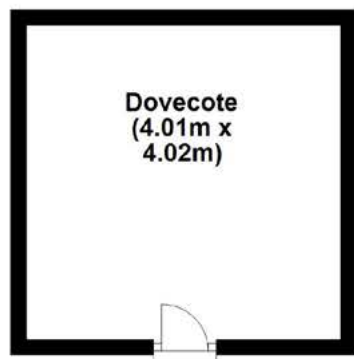
Total area: approx. 222.7 sq. metres (2397.4 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.  
Plan produced using PlanUp.



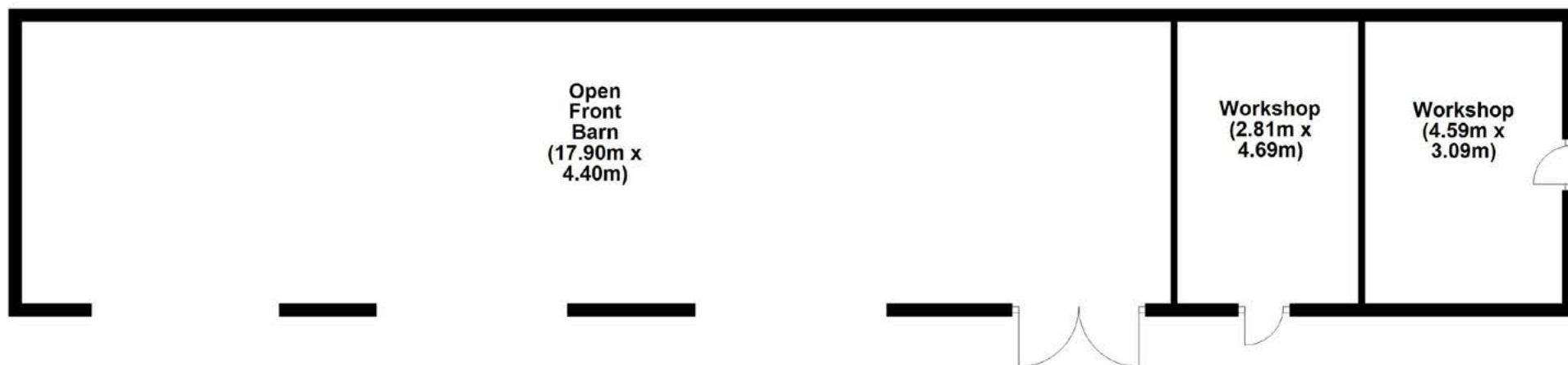






### Ground Floor

Approx. 122.1 sq. metres (1314.5 sq. feet)



Total area: approx. 122.1 sq. metres (1314.5 sq. feet)

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### Energy performance certificate (EPC)

Hall Farmhouse Hall Drive Canwick LINCOLN LN4 2RG	Energy rating <b>D</b>	Valid until: 1 August 2034
		Certificate number: 0390-2382-1480-2504-8025

Property type: Detached house  
Total floor area: 246 square metres

### Rules on letting this property

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

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) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy rating and score

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

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

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

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

**DIRECTIONS: LN4 2RG**  
From Lincoln City Centre proceed on the B1188 Canwick Hill and then turn left onto Hall Drive. Follow this road to the end and the property can be found in a tucked away corner position.

<https://what3words.com/moves.combining.lawn>

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