



The Dower House

Ref: 5740668

Montagu Road, Canwick, Lincoln, LN4 2RW

Freehold: £2,250,000

- Extensive Victorian property
- Comprises six self contained apartments
- Suitable for a variety of uses (STP)
- Striking distance to Lincoln city centre
- Ample parking & immaculate grounds
- Great investment opportunity. Energy Rating B



The Dower House, steeped in history is a substantial country house (in excess of 10,000 square feet) was built by the Sibthorp family, the architect being William Burn. The building is recognized in the Buildings of Lincolnshire produced by Nikolaus Pevsner. Canwick was the family seat of the wealthy and landed Sibthorp family, a ten thousand acre and a ten thousand pound a year family for most of the nineteenth century, residing at Canwick from 17th to 20th century.

The Dower House today has been occupied by the current owner since 1999 who has over the years acquired all of the apartments. The House has been extensively refurbished to the highest standard retaining the original character of the building and does now forms six impressive and individual apartments.

The property is accessed through a private gateway where there is extensive parking for numerous vehicles. Double doors open into the grand entrance hall. This beautiful Hall is enhanced by the welcoming large wood burner and offers access to all the apartments, it has retained all the original detailed cornice, pelmet and ceiling rose.

The current owner occupies what was originally two of the seven apartments, the third has a permanent tenant on a short-term tenancy agreement and the other four have been very successfully let out as high-quality holiday accommodation for a number of years and is still very much a thriving business today.



Location

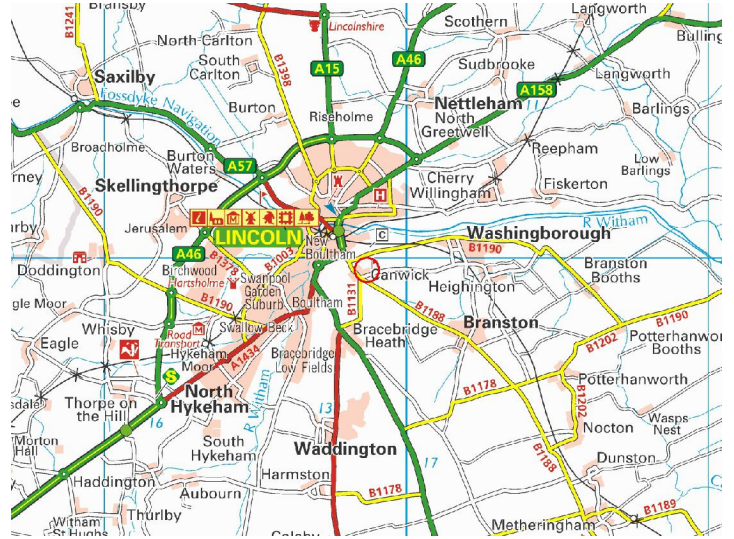
The Dower House is located in Canwick village, which is located on the southern fringe of Lincoln, (1.5 miles from the city centre) on the crest of the Lincolnshire Limestone escarpment overlooking the city.

Lincoln itself is located approximately 41 miles north-east of Nottingham, 48 miles south-east of Sheffield and 42 miles west of Skegness. The A46 and A15 provide strong road links to the north and south and London can be reached by train in two hours.

The city has a very strong tourist trade, is home to a variety of different businesses and has a very busy university and college. As well as the Cathedral, Lincoln is known for its Norman Castle and the historic Bailgate. The area surrounding the historic centre has undergone a significant amount of regeneration in recent years, which includes developments such as Brayford Wharf.

Lincoln receives more than four million tourist visitors each year, which has an economic impact of more than £216 million (Source: Global Tourism Solutions for Lincoln City Council). Lincoln Cathedral receives more than 150,000 visitors every year.

The Lincolnshire Wolds AONB is easily accessible, as are the various coastal resort destinations and everything else the county has to offer.



Internal Details

The grand formal sitting room, recently redecorated, has a feature fireplace with log burner and fabulous bay windows and doors that leads onto just one of the secluded spaces in the garden, which is an ideal area to relax and entertain friends.

The kitchen benefits from a four oven Aga, integrated appliances and island. Steps lead to another level to the breakfast room which has a wood burner and offers access to another private garden area, pond and summer house. There is a separate utility room with fitted kitchen units and a large ceramic double sink. From here steps lead up to a separate shower room with corner shower and period style large basin and WC. There is a laundry room which provides access to a private outside shower. This apartment also benefits from a large room currently used as a working office and access to the cellars.



Apartments

Apartment One

Has a stunning sitting/dining room with double aspect and large bay window to the front. The high ceilings and original features make this a most enjoyable relaxing space. The large bedroom has an original fire surround and French doors that lead to a private and secluded terrace that is most enjoyed by the resident guests. There is a fully equipped kitchen with appliances and a modern shower room.

Apartment Two

Is the remainder of the ground floor and forms an extensive apartment occupied by the owner. The bedroom has an en suite bathroom with large modern bath, a walk-in shower, double vanity basins and WC. The formal dining room is of period style with an open real fire and is described by the owner as the perfect place for entertaining during the winter months and Christmas.

First Floor

Apartment Three

Boasts views over the City of Lincoln, The Cathedral and the rear gardens of The Dower House. The beautiful extensively fitted kitchen with fully integrated appliances and island bar, the dining area, enjoying the best of the views, and the large sitting room area all form part of this enormous room. The large bedroom has fitted wardrobes, feature fireplace and lovely views over the rear gardens. There is a separate shower room with fitted vanity units and wc.

Apartment Four

Is the most recently refurbished apartment and has a fresh modern feel. It benefits from a brand new modern and stylish high spec kitchen with island and top of the range Neff appliances. The open plan kitchen/sitting room has views over the rear gardens and benefits from the south facing aspect. There is a beautiful bedroom with a stunning en suite with walk in shower.

Apartment Six

Is a large apartment consisting of a sitting/dining room with feature fireplace and gas flame fire and enjoys the south facing aspect. There is a large double bedroom and further room that could be a single bedroom or dressing room but is currently used as an office for staying guests. The kitchen has an extensive range of fitted unit and appliances and a double oven range cooker. The bathroom has a bath a large separate shower, basin and wc.

Second Floor

Apartment Five is a charming attic apartment with a spacious sitting/dining room, with original fireplace and again with garden views. There are two large double bedrooms, both with original feature fireplaces, a bathroom and over the bath electric shower, basin and WC. There is a gally kitchen with integrated appliances. Like all other apartments, this one too benefits from the original working window shutters.





Fixtures & Fittings

Fixtures and fittings are included with the exception of items that are personal to our client.



Owner's Accommodation

Owners accommodation is housed in Apartment two, providing a spacious two bedroom offering with bathroom, dining room, sizeable kitchen and sitting room, it provides direct access to the side and rear of the property meaning that guests are not disturbed.



External Details

There is ample car parking for a number of vehicles to the front of the property. Also to the front, a formal and landscaped garden arrangement is present with mature shrubs and rose bushes. The rear gardens are of good proportions, secluded and private they are mostly laid with lawn with beautiful flower and shrub borders. Mature trees are placed around the garden providing further colour and dappled shade in the summer. Also present is a summer house with double doors overlooking the large pond, a tranquil place to sit and relax in the warmer months.



The Opportunity

The Dower House was acquired by the current owner approximately 20 years ago and has been painstakingly refurbished to provide a superbly presented and well specified group of apartments. New owners will have the opportunity to either continue trading the business on a short-term letting basis, or alternatively could reinvent the business as a boutique hotel or B&B.

There is also the opportunity to convert the premises to a private dwelling subject to the relevant consents.

Tenure

Freehold

Trading Information

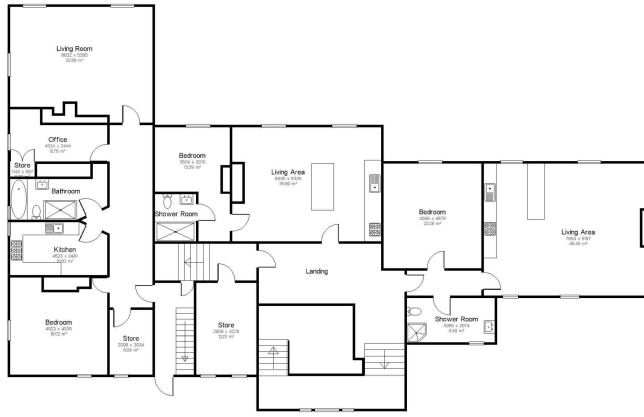
Trading information is available via the selling agent.

Business Rates

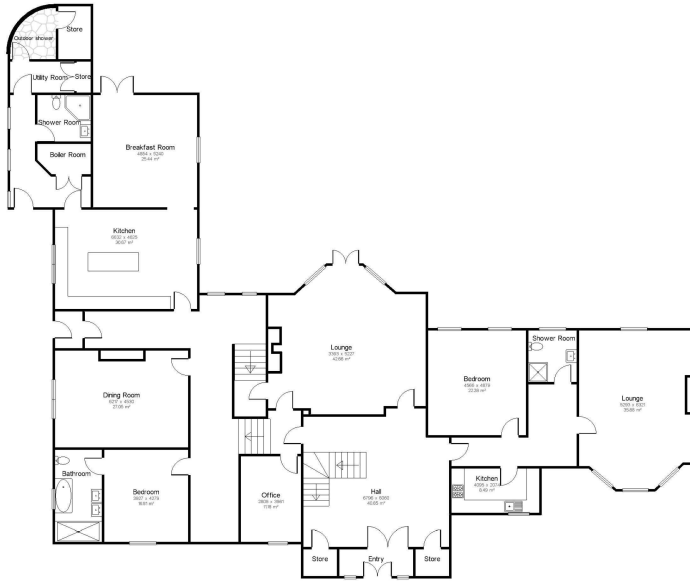
Confirmation of business rates payable should be obtained from the Local Authority.



Overall internal area: 3023 sq ft (2823 sq ft)

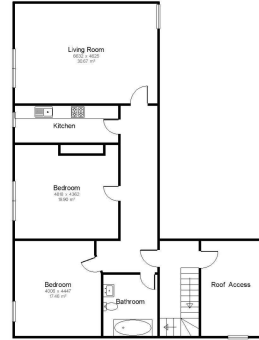


1st Floor
Overall internal area: 3023 sq ft (2823 sq ft)



Ground Floor

Overall internal area: 1027 sq ft (927 sq ft)



2nd Floor

Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

Sam Roberts

Broker

M:+44 7764 241 321

E:sam.roberts@christie.com

Birmingham



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



For full information on Christie Insurance please call 03330 107189