



6 Danes Cottage
Uphill Lincoln. LN2 1NB

BELL



6 Danes Cottages

Uphill Lincoln

This delightful Grade 11 Listed terrace cottage, dating in part from the late 18th century, is brimming with character and offers a wonderful refurbishment opportunity. Spanning three storeys, the two-bedroom home boasts of the most enviable of panoramic views overlooking Lincoln's city centre and stretching beyond to the open countryside of the Witham Gap's southern escarpment.

Situated just a stone's throw from Steep Hill, one of Lincoln's most iconic and picturesque streets, the property enjoys an enviable location. This historic, cobbled thoroughfare connects the lower city to the magnificent uphill Cathedral Quarter, where medieval charm and vibrant culture come together. Lined with beautifully preserved buildings, independent shops, and inviting cafés, Steep Hill offers a truly immersive experience in Lincoln's rich heritage.

Whether as a charming city home, a base from which to explore Lincoln's renowned culture, shopping, and social scene, or as an income earning residential letting or Airbnb investment, this unique property presents an exciting and rare opportunity in the heart of one of England's most historic cities.

ACCOMMODATION

Front Entrance Lobby having front entrance door and part glazed lobby area with a view through to the adjoining kitchen





and lounge beyond. Open archway with staircase up to first floor and glazed panelled door through to:

Kitchen having a northerly view from the window across Drury Lane; a range of fitted kitchen units comprising; single drainer one and a half bowl sink unit with cupboard space and open storage area beneath, fitted work surface extending across the wall and out into the room to form a small peninsula divide between the kitchen and lounge with drawer and cupboard space. Electric cooker beneath, four ring electric Neff hob above, concealed cooker hood with accompanying wall cupboard space set on either side. Various under stairs alcove space for a refrigerator as required exposed ceiling joists and radiator. Open archway and step down into:

Lounge having a southerly outlook to the rear; glazed cabinet and fitted shelving as appropriate to either side of the chimney breast, further built-in shelving and storage cupboard space, radiator and ceiling spotlight fittings. Glazed doors to the rear.

First Floor

Landing with a very pleasing view to the east along Well Lane onto historic Steep Hill; staircase up to second floor, doors through to rear bedroom and to:

Bathroom comprising; panelled bath across one wall, corner shower cubicle with appropriate shower fitting and accompanying full height wall tiling, wash hand basin with toiletry cupboard space below and low-level WC with concealed cistern. Built in airing cupboard to one corner with insulated hot water cylinder, and ladderback style radiator/towel rail.

Bedroom with an appealing view out over the city landscape below and beyond to the countryside on the south ridge of the Witham gap; extensive built-in wardrobe and cupboard space, cottage style braced panel door and radiator.

Second Floor

Box Room/Store with sloping ceiling level, housing the central heating water tanks and providing a good area of general storage space.

Bedroom enjoying a panoramic southerly outlook across the city centre and beyond to the southern ridge of the Witham gap and a glimpse of Trent Valley countryside on the horizon. Cottage style braced panelled door, fitted shelving at either side of the chimney breast, access to roof space, electric wall panel heater and radiator.





OUTSIDE

From the cobbled street there are steps down into a small courtyard adjoining the front elevation of the cottage, which is ideal for a display flower pots and tubs.

There is pedestrian access to the ear the cottages in the terrace, running off the corner of Danesgate to the east. Directly to the rear of the cottage there is small area of terraced garden to enjoy, which would benefit from landscaping, and a brick store shed. The is a wide southerly outlook over the city centre and beyond to countryside on the opposite side of Witham Gap.

Steep Hill, Lincoln: A Historic Jewel in the Heart of the Cathedral City

Once a key Roman route leading to Lindum Colonia, Steep Hill has remained at the heart of Lincoln's history for centuries. This iconic, cobbled street is lined with beautifully preserved timber-framed buildings, elegant Georgian townhouses, and independent boutiques, making it a vibrant destination for both locals and visitors.

As you ascend, an eclectic mix of shops, tearooms, and artisan stores creates an inviting atmosphere. Among them is the renowned Jews' House, one of England's oldest surviving domestic buildings, dating back to the 12th century.

At its summit, Steep Hill leads into the historic **Cathedral Quarter**, home to Lincoln's most treasured landmarks—Lincoln Cathedral and Lincoln Castle. The reward for making the climb is not just breathtaking views but also a deep immersion in the city's medieval past.

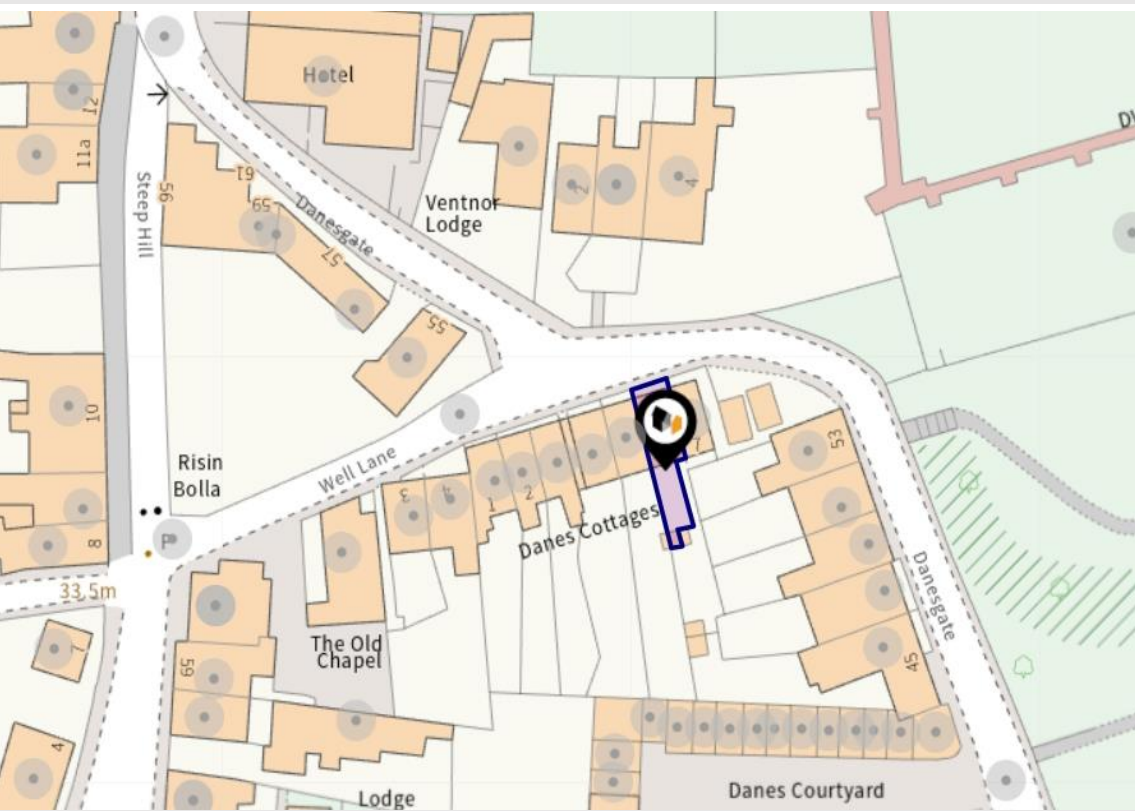
Whether you're browsing unique shops, admiring architectural wonders, or simply soaking in the charm of centuries-old streets, Steep Hill offers an unforgettable experience. Imagine the privilege of calling this remarkable place home!

Lincoln City Council – Tax band: B

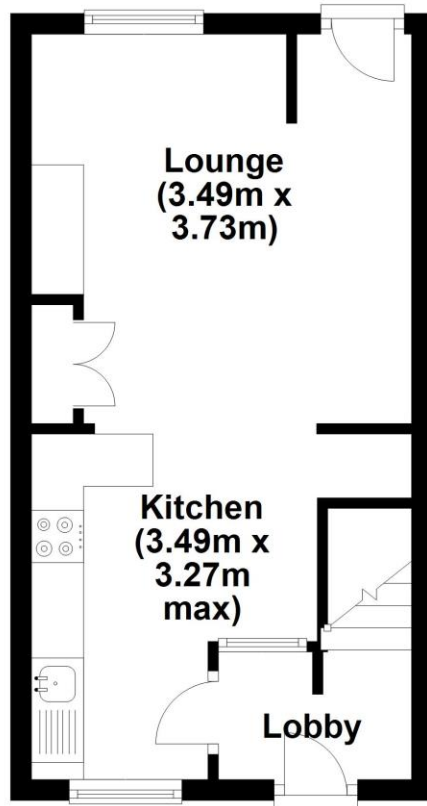
ENERGY PERFORMANCE RATING: D

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

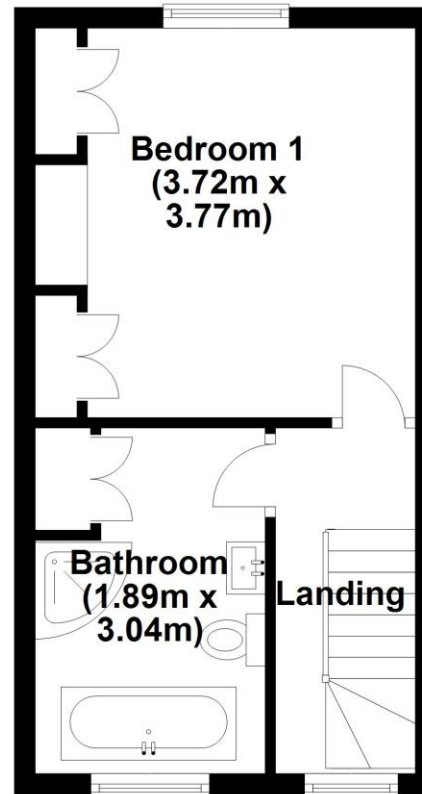
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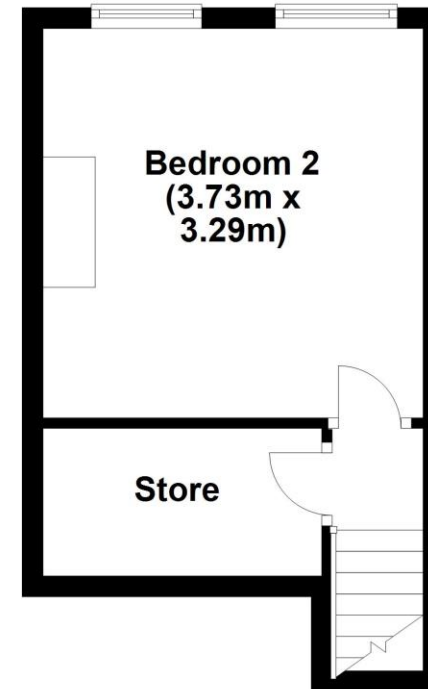
Ground Floor



First Floor



Second Floor



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

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