



BY DESIGN

*Atherstone House*

Eastgate, Lincoln, Lincolnshire, LN2 1QG

# Atherstone House, it is regarded as one of the finest properties in Lincolnshire

Formally known as the Bishop's House, this 8,000 sq. ft. Grade I Listed property, dating back to the late thirteenth century and featured in Pevsner's Buildings of England, has undergone an impressive restoration project. Now referred to as Atherstone House, it is regarded as one of the finest properties in Lincolnshire. Offering spectacular views of Lincoln's world-renowned medieval Cathedral, the property is situated in one of the district's most enviable and coveted locations. Nestled to the north of the Cathedral, the property is accessed through wrought iron gates, along a sweeping driveway, and through a charming 1.2-acre walled garden.



















# Accommodation

In greater detail, the accommodation comprises an entrance lobby with double doors leading to an impressive and grand entrance reception hall, featuring an ornate central staircase with moulded handrails, a galleried landing, oak flooring, and a fireplace with a log burner. This leads to a double-aspect drawing room, with floor-to-ceiling windows, oak flooring, and another fireplace with a log burner. Steps ascend to a rear hallway, which includes a study, rear entrance hall, cloakroom/WC, and well-appointed utility room.

The formal dining room is a stunning double-aspect space, with French doors opening to the garden. A separate living room, with panelled walls and an additional log burner, provides a more intimate setting. The beautifully bespoke kitchen is fitted with a range of wall and base units, integrated appliances, quartz worktops, and a central island. The kitchen opens into a cosy sitting room, which also features a fireplace with a log burner. A butler's pantry completes the kitchen area. It should be noted that the dining room, living room and sitting room enjoy impressive views towards Lincoln Cathedrals North Transept and the famous Bishop's Eye rose window from the house, which is truly unique.

Accessed via a galleried landing, the first-floor houses six generously sized bedrooms and three bathrooms. The primary wing, with exceptional Cathedral views, features a walk-in wardrobe with expansive floor-to-ceiling hanging space, complete with ladder access for easy reach. The central island, with its drawers, provides additional generous storage space, and a shower room with twin basins completes this luxurious area.

The second and third bedrooms, each with built-in wardrobes, share a beautifully appointed bathroom offering Cathedral views, a freestanding bath, and a high-level flush W/C. A split-level landing at the rear provides access to three additional bedrooms, each sharing the stylish four-piece family bathroom. A separate staircase leads to the second floor, which features two spacious rooms and various storage areas, offering a range of potential uses.

Externally, the property is accessed through wrought-iron gates and down a sweeping driveway, which leads through a picturesque, walled garden. The private gardens extend over 1.2 acres and are home to an impressive collection of mature trees, including a horse chestnut and a magnificent beech. The property also features a courtyard and a range of refurbished outbuildings, currently used as a garage, gym, and workshop, offering versatile space for a variety of purposes.













# Property History

Set in the heart of Lincoln's historic Cathedral Quarter, the property was the official residence of the Bishop of Lincoln for over fifty years. From 1928 to 2011, ten successive bishops made the property, then known as the 'Bishop's House,' their home, sharing the building with offices and meeting spaces for the administrative staff of the Diocese.

The property, which dates back to the late thirteenth century and is listed in Pevsner's Buildings of England, was previously part of the larger Atherstone Place complex, which incorporated 12 Eastgate (now The Deanery) and the medieval lodgings to the rear. A series of alterations were made to the building in the sixteenth, eighteenth, and nineteenth centuries.

The North Transept of Lincoln Cathedral, which the property overlooks, is one of the four main arms of the cathedral, located on the north side. It forms part of the cruciform layout of the cathedral, alongside the nave, choir, and south transept. The transept is a large area that crosses the central axis of the building, and the North Transept specifically serves as the northern arm. It is a significant architectural feature of the cathedral and houses various historical elements, such as chapels and memorials.

The Bishop's Eye, also visible from the property, is a beautiful and famous rose window located in the North Transept. It is one of the cathedral's most stunning examples of medieval stained glass. The window is notable for its intricate design and vibrant colours. Originally installed during the 13th century, it represents the high point of Gothic artistry in stained glass. The design of the Bishop's Eye is symbolic, depicting several biblical themes and figures, intended to inspire awe in those who view it. The window is a masterpiece of craftsmanship and an important feature of Lincoln Cathedral's architectural heritage.























# Location & Services

Located in the magnificent Cathedral Quarter, Eastgate is a vibrant and historic area located in the heart of Lincoln, a city renowned for its rich history and stunning architecture. The area is known for its charming, cobbled streets, lined with a variety of boutique shops, cafes, and traditional pubs, making it a popular spot for both locals and visitors. Eastgate is also in close proximity to some of Lincoln's most iconic landmarks, including the magnificent Lincoln Cathedral and the medieval Lincoln Castle.

The area boasts a selection of outstanding nearby schools, including the well-respected Minster and St. Mary's private schools, both within walking distance. There are also several excellent secondary schools nearby, as well as the University of Lincoln. Additionally, the David Lloyd Health and Leisure Club at Burton Waters is just a short distance away.

Additionally, Eastgate benefits from excellent transport links, including easy access to major roads, bus routes, and nearby train stations, ensuring that residents can easily connect to the wider region. For those needing to travel further afield or commute to London, direct daily trains from Lincoln to London King's Cross are available, with a travel time of approximately 2 hours. The A15 (North) provides easy access to the M180 motorway network and Humberside Airport, while the A46 allows convenient access west to the A1 at Markham Moor and Newark. East Midlands Airport is around 1 hour 15 minutes away.

Services: Mains gas, electric and water. Mains drainage.

Local Authority: Lincoln City Council

Tenure: Freehold

Council Tax Band: H | Epc Rating: Exempt | Sat Nav: LN2 1QG

















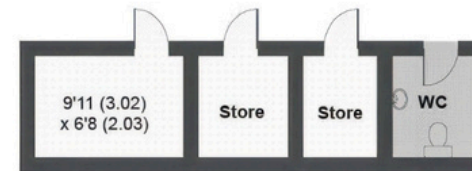
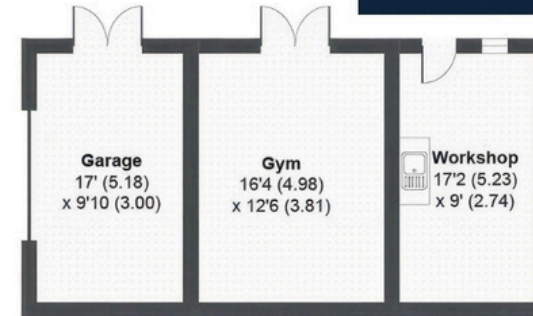
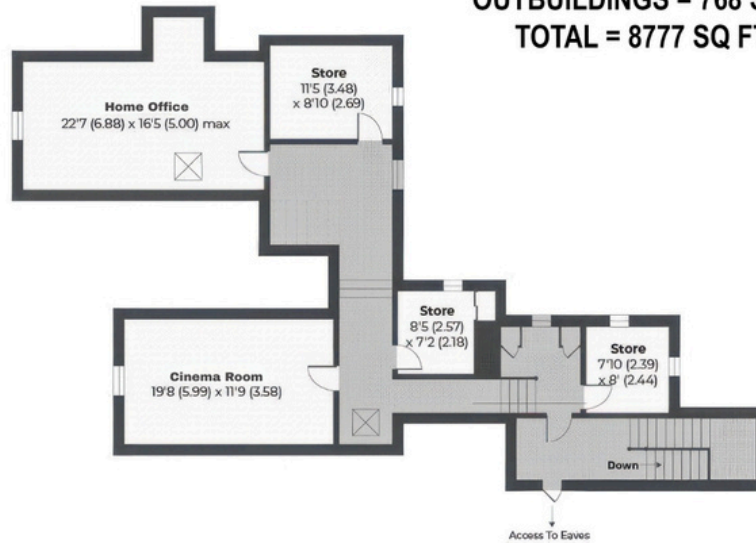


# ATHERSTONE HOUSE LINCOLN

APPROXIMATE AREA = 8009 SQ FT/ 744.1 SQ M

OUTBUILDINGS = 768 SQ FT/ 71.3 SQ M

TOTAL = 8777 SQ FT/ 815.4 SQ M







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*local knowledge*