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2B Cromwell Street, Lincoln, LN2 5LP



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When it comes to
property it must be


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Guide Price £250,000 - £270,000

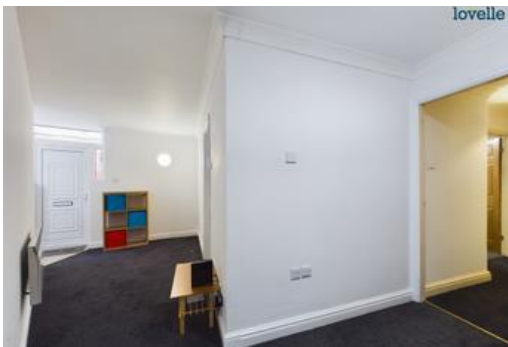


Step inside and be transported by the unique atmosphere of this one-of-a-kind property. With approximately 1,500 sq. ft. of living space. The living areas are thoughtfully organized around the expansive, brand-new kitchen, which is open to a generous living area. Whether you're looking for a lucrative investment opportunity or a unique family home, 2B Cromwell Street offers flexible options to suit your needs.

Key Features

- Converted 1906 Church Hall
- H.M.O C4 Use Granted & Residential C3
- Flexible Planning Granted
- Excellent Investment Opportunity
- Character & Modern Comforts
- Potential To Generate £30K Gross P.A
- Unique Family Home
- A Rare Gem of a Property
- EPC rating (TBC)
- Tenure: Freehold





Discover a Unique Living Experience at Cromwell Street, Lincoln.

Welcome to 2B Cromwell Street, a truly distinctive 5-bedroom HMO located in the heart of Lincoln. Originally constructed in 1906 as a church hall, this historic property has been thoughtfully converted into a spacious and character-filled residence that beautifully marries old-world charm with modern conveniences.

A Home Full of Character and History

Step inside and be transported by the unique atmosphere of this one-of-a-kind property. With approximately 1,500 sq. ft. of living space, the home retains many of its original features, including the lovingly restored exposed beams that now crown the ceilings of the western end of the upper floor. The sloped roofline, once the hallmark of the church hall, adds to the home's charm and character, making every room feel special and full of history.

Modern Comforts Meet Historic Charm

The living areas are thoughtfully organized around the expansive, brand-new kitchen, which is open to a generous living space. Here, modern design meets historic architecture in a seamless blend, creating a perfect environment for both relaxation and entertaining. From the living area, step out onto the southwest-facing roof terrace, where you can enjoy panoramic views across the charming neighbouring properties. This expansive terrace offers a wonderful space to relax or entertain, taking full advantage of the elevated position and the open skies above.

Flexibility and Investment Potential

Whether you're looking for a lucrative investment opportunity or a unique family home, 2B Cromwell Street offers flexible options to suit your needs. With planning permission in place for use as both a House in Multiple Occupation (HMO) or a residential let, the property offers significant potential for rental income. In fact, this HMO has the potential to generate a gross income in the region of £30,000 per annum, making it an attractive option for investors seeking a solid return on investment. Alternatively, its spacious layout and charming features make it an ideal residence for a growing family seeking a home with character.

Solid Construction and Timeless Appeal

Solidly built to stand the test of time, this property is more than just a home - it's a piece of Lincoln's history. The blend of historic architecture with modern amenities ensures that 2B Cromwell Street is as practical as it is beautiful, offering a unique living experience that is hard to find elsewhere.

Don't miss your chance to own this exceptional property. Whether as an investment or a forever home, Cromwell Street is a rare gem in the heart of Lincoln, waiting for you to make it your own.

Main Entrance Hall

2.24m x 3.69m (7'4" x 12'1")

Sensor lighting, electric storage heater, and uPVC main entrance door, mains smoke alarm, and double glazed windows to front aspect.

Utility Area

Vinyl flooring, coving to ceiling, fitted work surface, space for condenser tumble dryer, space and plumbing for washing machine.

Bedroom 1

3.23m x 5.22m (10'7" x 17'1")

Double glazed window to front aspect, electric storage heater, coving to ceiling, electric consumer board, and fitted wardrobes.

Inner Hallway

1.80m x 1.93m (5'11" x 6'4")

Stairs leading to first floor landing, under stairs storage cupboard, coving to ceiling, sensor lighting, and mains smoke alarm.

Bedroom 2

3.04m x 3.59m (10'0" x 11'10")

Double glazed window to side aspect, electric storage heater, LED down lights, and coving to ceiling.

Bedroom 3

3.54m x 4.04m (11'7" x 13'4")

Double glazed window to rear aspect, electric storage heater, and coving to ceiling.

Ground Floor Bathroom

2.23m x 3.51m (7'4" x 11'6")

Double shower cubicle with mains shower unit, pedestal wash hand basin, and low-level WC. There are tiled splash backs, vinyl flooring, heated towel rail, airing cupboard, and LED down lights.

Kitchen / Landing Area

2.48m x 5.01m (8'1" x 16'5")

Original feature exposed beams to ceiling, feature pendant lighting, Velux style window, brand new modern kitchen with fitted base units with contrasting roll edge work surfaces, one and a half acrylic sink unit, integrated oven, induction hob, space for fridge freezer, and vinyl flooring.

Open Plan Living / Dining Area

4.15m x 5.63m (13'7" x 18'6")

Original feature exposed beams to ceiling, feature pendent lighting, electric storage heater, mains smoke alarm, and uPVC double glazed door with adjoining side screens, and windows above leading to the garden roof terrace.

Garden Roof Terrace

3.06m x 5.44m (10'0" x 17'10")

Laid to decking, and enclosed by wrought iron railings, open views of the church and adjacent neighbourhood. This is an ideal space for relaxing, and alfresco dining.

Bedroom 4

3.01m x 5.20m (9'11" x 17'1")

Original feature exposed beam to ceiling, Velux style window, and electric storage heater.

Bedroom 5

3.03m x 3.18m (9'11" x 10'5")

Original feature exposed beam to ceiling, Velux style window, and electric storage heater.

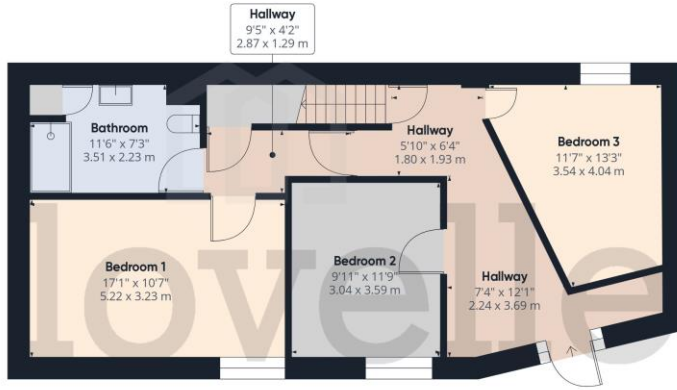
Family Bathroom

2.45m x 3.44m (8'0" x 11'4")

Fitted bathroom suite comprising, Jacuzzi bath with electric shower unit over, pedestal wash hand basin, and low-level WC. There are tiled splash backs, Velux style window, heated towel rail, and built in storage cupboard.

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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1412.44 ft²
131.22 m²

Balconies and terraces

166.63 ft²
15.48 m²

Reduced headroom

32.4 ft²
3.01 m²

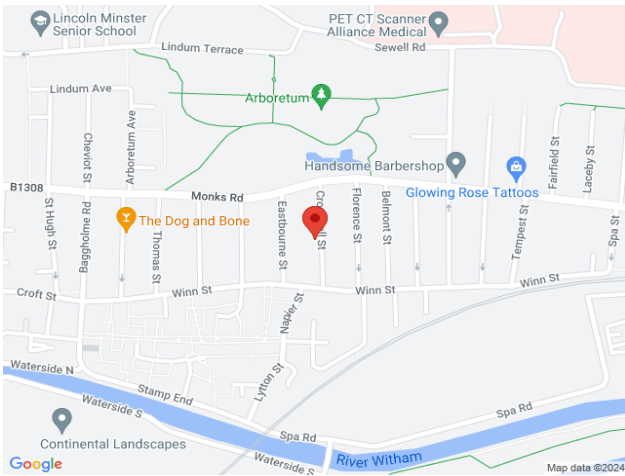
(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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