



Flat 4, Hilton House
Lincoln

BROWN & CO



Flat 4, Hilton House, Lincoln LN1 3BJ

Originally commissioned by renowned artist Peter De Wint and his wife, Harriet Hilton, and set in the lea of the battlement walls of Lincoln Castle, this imposing Grade II Listed villa has been tastefully converted into four luxury period apartments.

This Apartment has been refurbished to an exceptional standard, with beautifully appointed accommodation arranged over two floors. To the first floor, the property features an inviting entrance hall, an elegant reception room, a bespoke Chiselwood dining kitchen, and a luxurious bathroom by Catchpole & Rye. An original staircase rises to the second floor, where there are two double bedrooms, each boasting vaulted ceilings and exposed beam work. The apartment also benefits from zoned underfloor heating throughout.

Externally, residents enjoy principally south-facing walled communal gardens, communal parking, a single garage, and a private store room.



ACCOMMODATION

Communal Reception Hall

Original glazed door to the front elevation beneath a covered portico, entry-phone system, and stairs rising to the first floor.

Entrance Hall

Stripped and stained floorboards, wall-mounted door entry system, and stairs rising to:

Hallway

Stripped and stained floorboards, feature arch, and natural staircase rising to the second floor.

Sitting Room — 5.04m x 3.60m (16'6" x 11'10")

Wooden sash window with working shutters to the front elevation, offering views of the Castle battlements and communal gardens. Original stripped and stained floorboards, fireplace housing a log burning stove with wooden surround and quarry stone hearth, and decorative corning

Dining Kitchen — 4.89m x 4.86m (16'0" x 15'11")

Large wooden box-bay sash window to the front elevation with window seat; additional sash window to the rear.

Feature arch, corning, stripped and stained floorboards, and high skirtings.

Bespoke Chiselwood kitchen fitted with premium Miele integrated appliances including:

Oven and steam oven

Combi microwave

Dishwasher

Diamond cool fridge and freezer

Further features include:

Siemens washer/dryer

Bora surface glass-ceramic cooktop with two gas cooking zones

Tepan stainless steel griddle

Induction glass-ceramic hob

Recessed twin extractor

Cupboard housing Atag gas boiler

Kahlo wine chiller

Twin Kohler steel sinks with Quooker tap

Breakfast bar and extensive larder storage

Bathroom — 3.11m x 1.50m (10'2" x 4'11")

Luxurious Catchpole & Rye suite in antique copper, featuring a double walk-in shower, hidden-cistern WC, London Basin ceramic sink, built-in cupboard, antique copper heated towel rail, and part-tiled finish.

Second Floor

Landing

Double-glazed Velux to roof space and stripped and stained floorboards.

Bedroom One — 5.03m x 3.64m (16'6" x 11'11")

Wooden sash window with working shutters to the front elevation, vaulted ceiling with exposed beam and truss work, and stripped and stained floorboards.

OUTSIDE

Attractive communal gardens to the front and side elevations with a stunning Lincoln Castle backdrop, private store room, communal parking area, and single garage.



TENURE & POSSESSION
999 Leasehold from 2009

AGENTS NOTE

The Maintenance fee is £150 per calendar month.

The property is managed by Hilton House Services (owners of all Flats) and the Freehold is owned by Hilton House Services

COUNCIL TAX
Band B

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

BROADBAND
We understand from the Ofcom website that standard and superfast broadband is available at this property with a max download speed of 80 Mbps and an upload speed of 20 Mbps.

BUYER IDENTITY CHECK
Please note that prior to acceptance of any offer, Brown & Co 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
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Energy performance certificate (EPC)		
File # Hilton House Union Road LN10 5BJ	Energy rating D	Valid until: 16 March 2036
		Certificate number: 2036-9127-8600-9553-0292
Property type	Top-floor flat	
Total floor area	99 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.

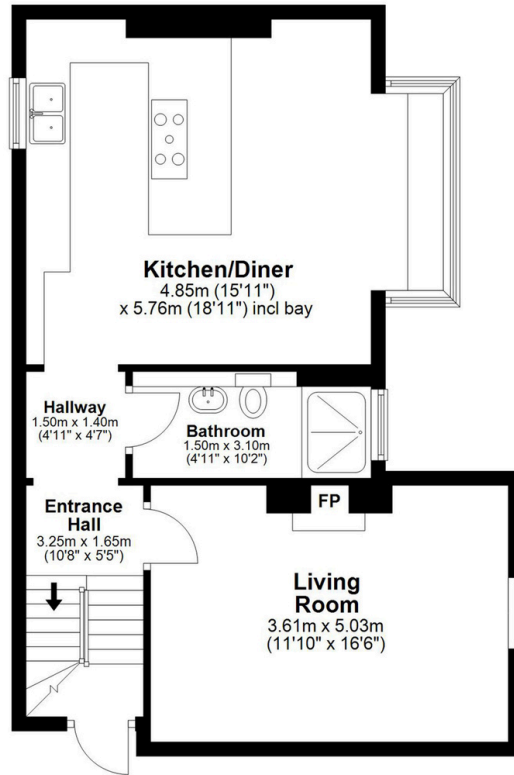
For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	76 C
39-54	E		
21-38	F		
1-20	G		



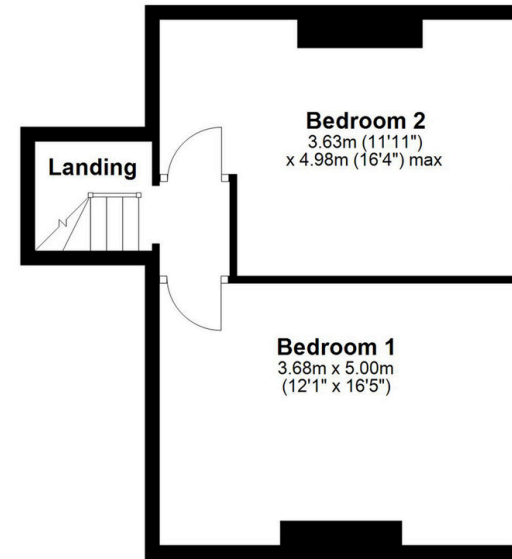
Ground Floor

Approx. 58.0 sq. metres (624.5 sq. feet)



First Floor

Approx. 39.8 sq. metres (428.6 sq. feet)



Total area: approx. 97.8 sq. metres (1053.1 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.
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