



BY DESIGN

*Apartment 3*

Bailgate Court, Wordsworth Street, Lincoln, Lincolnshire, LN1 3BS

# Situated in one of the district's most enviable and coveted locations

Situated in one of the district's most enviable and coveted locations, this exemplary 18th-century Grade II Listed Georgian conversion, with its striking architecture, offers an exceptional development of apartments in the very heart of the Cathedral Quarter in historic Lincoln. This luxurious first-floor apartment features two en-suite bedrooms, a handmade bespoke kitchen and open-plan living with impressive ceiling heights throughout, offering spectacular views of Lincoln's world-renowned medieval cathedral, the city, and the surrounding countryside beyond.











# Accommodation

This luxurious first-floor apartment, accessible by lift and stairs, offers a truly wonderful, light filled living space, designed to the highest standard and complemented by impeccable interior design. Accessed via a well-proportioned entrance hallway, you are immediately drawn into the grand reception room, which benefits from high ceilings and tall, triple aspect windows that frame spectacular views of Lincoln's medieval Cathedral.

Of particular note is a full height oversized window on the south wing elevation, a truly remarkable feature that offers panoramic views across the city and surrounding countryside.

The high-specification, open plan, bespoke handmade kitchen is finished with natural stone surfaces, integrated appliances, and an impressive oversized central island topped with matching natural stone. Flowing seamlessly into the open plan dining and sitting room, a real standout feature, this space enjoys exceptional views from three sides, making it ideal for socialising or entertaining. It should be noted that the property further benefits from having a Sonos wireless speaker system, allowing you to stream music and audio content to multiple rooms in the property.

The utility room, also with high ceilings, is fitted with a range of premium units and natural stone surfaces. Steps lead down into the primary bedroom, which enjoys city views and tall ceilings, and opens into a stylish en-suite shower room. The second bedroom, also with a high-quality en-suite bathroom, enjoys uninterrupted views of the Cathedral through its east facing windows.

To the front, the Georgian building proudly retains its original eighteenth century architecture, including a grand stepped entrance. Bailgate Court is set within beautifully landscaped communal gardens, with lawned areas, mature native trees, and seating areas from which to enjoy the cityscape below.

The apartment is accessed via tall electric security gates and includes two designated parking spaces within Bailgate Court's private car park, along with access to additional visitor parking. Additionally, there is a secure and convenient bike storage area located in an external store with private security access.











# Location & Services

Located in the magnificent Cathedral Quarter, a vibrant and historic area in the heart of Lincoln, a city renowned for its rich history and stunning architecture, this property enjoys an exceptional setting. The area is known for its charming cobbled streets, lined with a variety of boutique shops, cafés, and traditional pubs, making it a popular destination for both locals and visitors alike.

The property is in close proximity to some of the district's most iconic landmarks, including the magnificent Lincoln Cathedral and the medieval Lincoln Castle. The area also boasts a selection of outstanding nearby schools, including the well-respected Minster School and St Mary's private school, both within walking distance. Additionally, there are several excellent secondary schools nearby, as well as two universities. Residents can also enjoy access to leisure facilities such as the David Lloyd Health and Leisure Club at Burton Waters, which is just a short distance away.

The property benefits from excellent transport links, including easy access to major roads, bus routes, and nearby railway stations, ensuring convenient connections across the 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 journey time of approximately two hours. The A15 (north) provides easy access to the M180 motorway network and Humberside Airport, while the A46 offers convenient access west to the A1 at Markham Moor and Newark. East Midlands Airport is approximately one hour and fifteen minutes away.

Services: Mains gas, electricity, water and drainage; gas central heating (underfloor throughout)

Local Authority: Lincoln City Council

Tenure: Share of Freehold

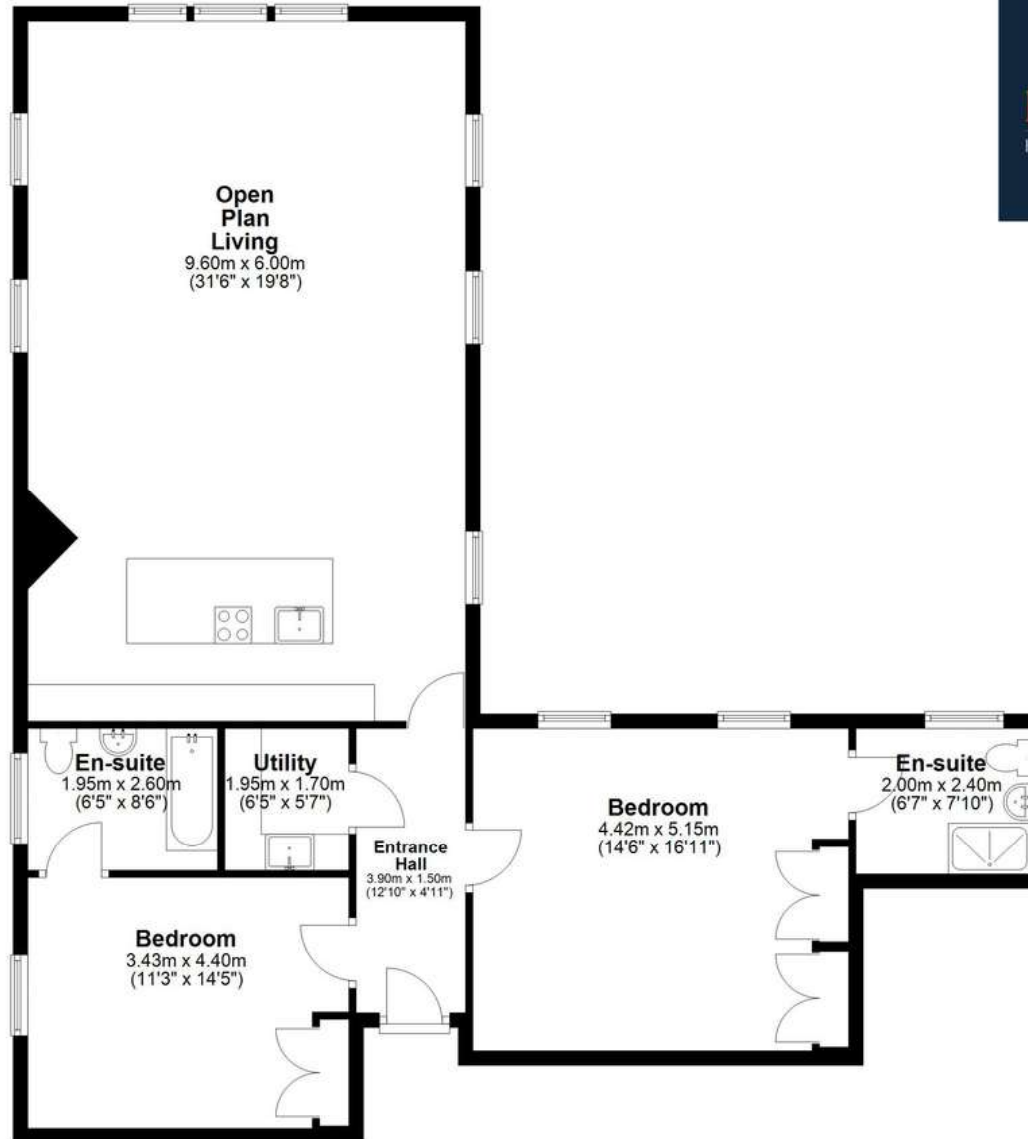
Annual Service Charge: May 2025 - £3816 P/A (No ground rent) | Length of Lease: May 2025 - 241 Years

Council Tax Band: E | Epc Rating: N/A | Sat Nav: LN1 3BS





# APARTMENT 3 BAILGATE COURT





BY DESIGN

Adam Lascelles

[adam.lascelles@bydesignhomes.com](mailto:adam.lascelles@bydesignhomes.com)

01522 412802 | 07897 340172

[ByDesignHomes.com](http://ByDesignHomes.com)

National audience

*local knowledge*