



- Extended Detached House
- Four Double Bedrooms
- Approx 0.3 Acre Plot
- Vinery With Grape Vine Over 100 Years Old
- Landscaped Gardens
- 15'6" X 29'5" Garage & Greenhouse
- Built On The Former Gardens Of The Historic Dower House
- EPC Rating: 74C/213 Sq.m. Total

The Vines, Hall Drive, Canwick, LN4 2RG
Offers Over £625,000



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Nestled within the highly sought-after and exclusive village of Canwick, this extended detached family home offers a rare blend of modern proportions and irreplaceable period charm. Positioned on the historic former grounds of the landmark Victorian residence, The Dower House, this striking home spans an impressive 213 square metres (approx. 2,292 sq. ft.) of impeccably designed accommodation across two floors. Boasting four double bedrooms, three bathrooms, and incredible outbuildings, which feature a 100+ year-old vinery, greenhouse and garage. This is a truly unique residential offering, minutes from Lincoln city centre.

Stepping into the home through a light-filled entrance hall, where a dramatic floor-to-ceiling glass window accompanies a galleried landing which frames views of the surrounding grounds. The ground floor layout is designed for both sophisticated entertaining and comfortable family living. The expansive, dual-aspect lounge measures an impressive 20'11" x 12'8" and features elegant French doors that open directly onto the rear terrace, complete with an integrated electric awning for seasonal shade. The formal dining room measures 20' x 10'10" and showcases immaculate, solid-wood parquet flooring in pristine condition alongside twin uPVC double-glazed windows that flood the space with natural light and views of the garden. This flows effortlessly into the modern breakfast kitchen, which is a chef's haven fitted with a bespoke range of wooden cabinetry, a premium central kitchen island, high-end integrated appliances and a dedicated walk-in pantry. The ground floor is completed by a separate utility room and a downstairs cloakroom/WC.

Rising to the first floor, the galleried landing immediately captivates with its floor-to-ceiling feature window, offering views over the historic Dower House and the secure, gated entrance and period gazebo. The master suite is a sprawling principal bedroom equipped with extensive built-in wardrobes and access to its own large, contemporary en-suite shower room. The second bedroom serves as a magnificent guest suite, boasting dual-aspect windows that frame sweeping, elevated views over the Lincoln city skyline and benefiting from an updated, luxury en-suite bathroom. Two additional well-proportioned double bedrooms occupy the first floor, with the fourth bedroom featuring built-in storage units, all serviced by a four-piece family bathroom suite.

The rear landscaped gardens serve as a private sanctuary, echoing the botanical heritage of the original estate with mature shrubs, a feature fish pond, and a selection of native and Chinese wisteria climbing across the property's rear facade to drape over a pergola-covered patio seating area. The undisputed crown jewel of the garden is the extensive historic vinery, which is fed by a natural underground spring that provides perfect hydration to proudly host a grapevine aged over 100 years old, currently laden with an active stock of growing grapes. Remarkably, the original ventilation and cultivation mechanisms remain intact and fully functional, stretching seamlessly through the vinery, into the greenhouse. Substantial garage measuring a grand 29'5" x 15'6".

To the front, the property enjoys optimum security via high brick-walled perimeters, wrought-iron electric gate enclosure, and an exquisite brick and stone-built period gazebo that is dated 1910.

Situated in the peaceful enclave of Canwick, the home boasts exceptional connectivity, located just 1.5 miles from the heart of Lincoln's historic Cathedral Quarter. This premier positioning offers the ultimate sense of quiet village sophistication while remaining just moments from independent boutique shopping, vibrant culture, and premier schooling, making it the perfect rural-urban balance for the modern family.

Council tax band: F. Freehold.



Entrance Porch

Thoughtfully added by the current owners, the entrance porch features a secure uPVC entrance door and provides the main, practical access directly into the entrance hall.

Entrance Hall

A grand and light-filled welcoming space, the entrance hall serves as the central hub of the ground floor. It showcases a floor-to-ceiling feature glass window framing views of the grounds, a radiator, and a feature staircase rising to the first floor, while granting direct access to the lounge, dining room, breakfast kitchen, and downstairs cloakroom.

Downstairs WC

Equipped with a modern low-level WC and a stylish vanity wash hand basin storage unit, this practical cloakroom features a uPVC double-glazed window to the front aspect, tiled flooring, elegant wood panelling, and a radiator.

Lounge

24' 11" x 12' 8" (7.59m x 3.86m)

An exceptionally spacious and dual-aspect reception room centered around family relaxation. It features (disconnected) coved ceilings, two radiators, and a gas fireplace as its central focal point. Elegant French doors open directly onto the rear garden, which is equipped with an electronic awning to provide immediate shade from the afternoon sun.

Dining Room

20' 0" x 10' 10" (6.09m x 3.30m)

A formal and sophisticated entertaining space boasting immaculate, solid-wood parquet flooring in fantastic condition. The room is detailed with coved ceilings and two radiators, featuring two uPVC double-glazed windows and two uPVC doors looking out onto the rear aspect, allowing a seamless flow to the gardens.

Breakfast Kitchen

15' 11" max x 14' 3" max (into Pantry) / 13'4" min (4.85m x 4.34m)

A chef's haven meticulously fitted with a comprehensive range of bespoke eye-level and base-level solid wood cabinetry, extensive counter worktops, a central kitchen island, and a sink and drainer unit. High-end culinary features include an integrated AEG double oven, a Neff hob, an integrated dishwasher, and dedicated space and plumbing for a freestanding fridge freezer. The room is flooded with natural light from uPVC double-glazed windows to both the front and rear aspects, benefits from an external uPVC door, and hosts a dedicated walk-in pantry complete with fitted shelving and integrated lighting.

Utility Room

4' 5" x 15' 11" (1.35m x 4.85m)

Providing excellent practical space, the utility room houses the wall-mounted gas central heating Ideal boiler alongside a range of storage units with dedicated space and plumbing for laundry appliances. The room is completed with a uPVC double-glazed window to the side aspect and a uPVC door opening out onto the front garden.

First Floor Landing

Rising to the first floor, the grand galleried landing immediately captivates with its large, floor-to-ceiling feature window, creating a striking gallery effect. The landing hosts a practical airing cupboard housing the hot water cylinder and slatted shelving, while offering access to the four bedrooms and the family bathroom.

Master Bedroom

15' 3" x 10' 4" (4.64m x 3.15m)

The principal bedroom suite features a large uPVC double-glazed window looking out across the private rear garden, a single radiator, and extensive built-in wardrobes. It enjoys direct access to its own private en-suite shower room, which features a uPVC double-glazed window to the front aspect, a dedicated shower cubicle, low-level WC, hand wash basin unit, bidet, built-in storage drawers, and a radiator.

Bedroom 2

24' 11" x 12' 9" (7.59m x 3.88m)

A magnificent, sprawling guest suite boasting dual-aspect windows that frame elevated views over the Lincoln city skyline. The room is finished with coved ceilings, a built-in wardrobe, and a single radiator. It benefits from a recently updated, luxury en-suite bathroom renovated by Luna Living Lincoln, measuring 8'10" x 7'1" and featuring a walk-in shower, a floating WC and contemporary vanity unit, stone-effect tiled flooring and wall surround, an extractor unit, a radiator, and a uPVC double-glazed window.

Bedroom 3

10' 11" x 9' 11" (3.32m x 3.02m)

A well-proportioned double bedroom featuring a uPVC double-glazed window to the rear aspect overlooking the gardens and a radiator.

Bedroom 4

10' 11" x 9' 9" (3.32m x 2.97m)

A highly versatile fourth double bedroom including uPVC double-glazed replacement windows, a radiator, and built-in storage.

Family Bathroom

5' 1" x 9' 11" (1.55m x 3.02m)

A luxury four-piece family suite comprising a corner bath, a separate corner shower cubicle, a low-level WC, and a pedestal wash hand basin unit. The bathroom is beautifully finished with wood-effect flooring, a radiator, an extractor unit, and a uPVC double-glazed window to the front aspect.

Enclosed Grounds & Historic Outbuildings

The Gardens

The enclosed rear gardens serve as a private sanctuary protected by fenced and walled perimeters. The grounds are mostly laid to lawn and heavily enriched with a mature range of shrubs, trees, and vibrant plants, featuring a beautiful goldfish pond and a stone patio seating area nestled under a timber pergola. A collection of native and Chinese wisteria climbs across the property's rear facade, offering magnificent blossoms multiple times a year. The stone patio and connecting pathways wrap seamlessly around the side and front of the home, leading directly to a remarkable outbuilding.

The Outbuilding

Dating back to the turn of the 20th century and originally forming part of the former Dower House gardens, the outbuilding is a true historical collection.

The Garage

29' 5" x 15' 6" (8.96m x 4.72m)

Constructed with a robust brick base and timber surround beneath a felted and tiled roof with glass windows set into the roof space. It features traditional barn-style doors adorned with a feature lion doorknob, quarry-tiled and concrete flooring, and full power and lighting. This flow connects directly into:

Greenhouse

15' 6" x 14' 10" (4.72m x 4.52m)

Features a matching brick base, glass roof, timber surround, and quarry-tiled flooring. Designed with raised planting beds set into a pebble mixture for optimal water drainage, the conservatory is equipped with power, lighting, and the original working ventilation mechanisms. This leads through to:

The Vinery

25' 4" x 15' 6" (7.72m x 4.72m)

Built on a brick base with a glass roof and windows. It proudly houses an extraordinary grapevine aged over 100 years, carrying a mature stock of growing grapes. Fed by a natural underground spring that keeps the vine perfectly hydrated with minimal maintenance, the vinery retains all its original window mechanisms and offers direct external access to the rear garden.

Front Grounds & Approach

To the front, the property sits securely behind enclosed wall and fence perimeters, featuring a breathtaking, original stone and brick-built gazebo dated 1910. The expansive block-paved driveway provides off-street parking for multiple vehicles and is accessed via wrought-iron electric gates for optimum security and privacy. Access to the property is provided via a right-of-way over a neighbouring property, leading to a beautiful front lawn populated by mature trees.



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Garage
29'5" x 15'6"
8.97m x 4.72m

Greenhouse
15'6" x 14'10"
4.72m x 4.52m

Vinery
25'6" x 15'6"
7.73m x 4.72m



TOTAL FLOOR AREA : 2534 sq.ft. (235.5 sq.m.) approx.

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