



Longhills Hall
Branston, Lincoln



Longhill Hall, Branston, Lincoln

Lincoln - 5 miles

Newark - 18 miles (London Kings Cross 85 mins)

Standing within parkland grounds extending to approximately 3.93 acres, Longhills Hall is an exceptional Grade II listed country residence, enjoying a tranquil rural setting whilst remaining within easy reach of the Cathedral City of Lincoln. This elegant home seamlessly blends historic character with carefully restored detail, offering a rare opportunity to acquire a truly distinguished family residence. A wealth of original features has been thoughtfully preserved, including ornate corncicing, ceiling roses, tapestry hanging hooks, and impressive double-height ceilings, all contributing to the property's timeless charm and architectural significance. Arranged over three floors, the well-proportioned accommodation briefly comprises:

A welcoming entrance hall, drawing room, dining room, additional reception room, kitchen, and a striking main hall. The first floor offers five bedrooms, three with en-suite facilities, together with a laundry room and the second floor comprises a further five bedrooms, alongside a study, office, bathroom and shower room. The approach to Longhills Hall is particularly impressive, via a sweeping tree-lined driveway leading to the house and its beautifully private setting. The grounds offer a superb outlook, with formal gardens, mature woodland, and far-reaching views across open countryside, creating an idyllic and peaceful environment.



ACCOMMODATION

Reception Hall

Stunning Georgian porte-cochere entrance with floor to ceiling solid wood door and sash windows to side elevation with original shutters. Featuring an open stone fireplace, ornate coving and ceiling rose.

Kitchen/Breakfast Room

Large original sash windows to side elevation with shutters and window seat. Bespoke kitchen with a range of wall and base units with marble worktops, 'Falcon' five ring ceramic hob with oven, grill and extractor over, ceramic sink and drainer with mixer tap, space for fridge and dishwasher, tiled flooring and radiator.

Cloakroom

Window to side elevation. Fully tiled with mid flush WC and pedestal wash basin.

Main Hall

Venetian style doors and windows to front elevation with shutters leading to the formal gardens. Ornate frieze and ceiling rose with plasterwork, feature cast iron open fireplace with ornate carved wood surround and mantle, arched entrance to main staircase and eight radiators. This stunning hall also

features an impressive cantilever staircase leading to first floor landing with large multi-paned window giving natural light to the landing and main hall.

WC

Comprising ornate tiling with mid flush WC, pedestal wash basin, heated towel rail and tiled floor.

Morning Room

Large twin sashed windows with working shutters to front elevation. Feature fireplace with marble surround and wooden mantle, ornate corncicing, central ceiling rose and four radiators.

Drawing Room

Floor to ceiling shuttered sash triple bay window to side elevation, sash window to front elevation with working shutters overlooking the formal gardens. With central ceiling rose and ornate corncicing, original tapestry hanging hooks, feature fireplace with ornate carved wood surround, marble inset and tiled floor and five radiators.

Dining Room

Three shuttered sash floor to ceiling windows. Formal dining room with ornate ceiling frieze and corncicing, original tapestry hanging hooks, feature fireplace with ornate carved wood surround and brick inset with two radiators.

First Floor Landing

Comprising dentil frieze, ornate coving to ceiling, three ceiling roses, built-in cupboard and built-in store, radiator.

Bedroom One

Single glazed sash windows with original shutters, fireplace with brick insect, radiator, door to;

En-Suite Bathroom

Single glazed sash window with original shutters, four piece suite comprising panel bath, pedestal wash basin, mid flush WC, corner shower unit, fully tiled walls, Victorian radiator.

Bedroom Two

Single glazed sash windows to front and side elevation with original shutters, radiator, door to;

En-Suite Bathroom

Three-piece suite comprising panel bath, mid flush WC, pedestal wash basin, single glazed sash window with original shutters, Victorian radiator, fully tiled walls.

Bedroom Three

Single glazed sash windows to front and side elevation with original shutters, radiator, built-in wardrobe, sliding door to;



En-Suite Bathroom

single glazed sash window with original shutters, four piece suite comprising corner shower cubicle, pedestal wash basin, mid flush WC, freestanding Roll top bath, Victorian radiator.

Bedroom Four

Single glazed sash window with original shutters, two radiators, cast-iron fireplace with marble surround, built-in storage cupboard , door to;

Dressing Room

Single glazed sash window to side elevation with original shutters, radiator.

Laundry Room

Single glazed window with original shutters to side elevation, fitted wall and base units with Belfast sink.

First Floor Landing

With built-in storage cupboard, airing cupboard with further storage area with potential to create a WC, space for washing machine, stairs to;

Second Floor

Bathroom One

Single glazed casement windows to side and rear elevation, four piece suite comprising corner bath, mid flush WC, pedestal wash basin, shower cubicle, fully tiled, radiator.

Bathroom Two

Single glazed skylight window, three-piece suite comprising panel bath with shower mixer tap, mid flush WC, pedestal wash basin, fully tiled walls, radiator.

Second Floor Landing

Single glazed lantern window, built-in storage.

Bedroom Five

Single glazed casement windows to elevation, radiator, door to;

Bedroom Six

Single glazed windows to side and rear elevation, built-in wardrobes, radiator.

Bedroom Seven

Single bedroom with single glazed window to rear elevation, cast iron fireplace, radiator.

Bedroom Eight

Single glazed windows to side and front elevation with window seat, two radiators, built-in wardrobes.

Bedroom Nine

Single glazed window to front elevation, radiator.

Bedroom Ten

Single glazed windows to front and side of elevation, radiator.

Second kitchen

Single glazed window to side elevation, fitted wall and base units with stainless steel one and half bowl sink, space for dishwasher, built-in Neff oven and Grille, original cast iron fireplace, radiator.

Cellars

Accessed externally from the side elevation, an impressive cellar runs the majority of the Hall's footprint and is sectioned into four distinct vaulted rooms, comprising storage, wine cellar, wood store and workshop with power and lighting.

Outside

The property is approached from Sleaford Road via a stunning tree lined sweeping driveway of about 500m which leads to the main entrance of Longhills Hall. To the side elevation of the Hall, there is a large gravelled driveway with ample parking and hedged boundary whilst to the front and side elevations, stunning west facing park-like gardens of about 4 acres which wrap around the house and are principally laid to lawn with a plethora of mature trees and woodland.





History of Longhills Hall

Clues to an Elizabethan Heritage can be spied in the cellars, are a mere taster of the long standing journey through history that this impressive Grade II listed country home has endured. Down the ages the estate has been linked to widely differing occupants. The Curtois dynasty rectored Branston for a record 211 years succeeded by prominent bankers, the Abel-Smith's, whose family name still sits above the NatWest Bank in Lincoln, through to its secondment during the Second World War, whence it became home to the 1st Airborne Division, who took part in the invasion at Arnhem. Located near the entrance are two commemorative brass plaques which are in remembrance of the men of 250 Company R.A.S.C. After the War the Abel-Smith's decided not to return and the property fell into a dilapidated state. However, through painstakingly sympathetic restoration over the last ten years, the present owners have revived this unique and important dwelling to its former glory.

Situation

Longhills Hall is situated approximately half a mile from the sought after village of Branston which provides an excellent range of facilities including a medical centre, public house, Co-op, Post Office, good schools for all ages, fast food outlets, an active village hall, tennis club and a fitness centre with swimming pool.

The village lies within easy travelling distance of the nearby historic Cathedral City of Lincoln with the well-respected Lincoln Minster School, Cathedral quarter, cultural quarter, Bailgate and Steep Hill are all easily accessible. Lincoln is a vibrant university city offering a variety of facilities including an excellent choice of schools, shops, restaurants, public houses and leisure activities and provides trains to London Kings Cross, with further regular high speed connections from Newark-on-Trent in around 1 hour 20 minutes with very good roads links via the A46, A1 and A17.

Services

Mains water and electricity are connected. Sewage is to a septic tank.

Tenure

Freehold. For sale by private treaty.

Mobile

We understand from the Ofcom website there is likely to be mobile coverage from EE, Three, O2 and Vodafone, but interested parties are advised to make their own enquiries with their network.

Broadband

Ofcom suggest that standard, superfast and Ultrafast broadband is available with a max download speed of 1000 Mbps and a max upload of 1000 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

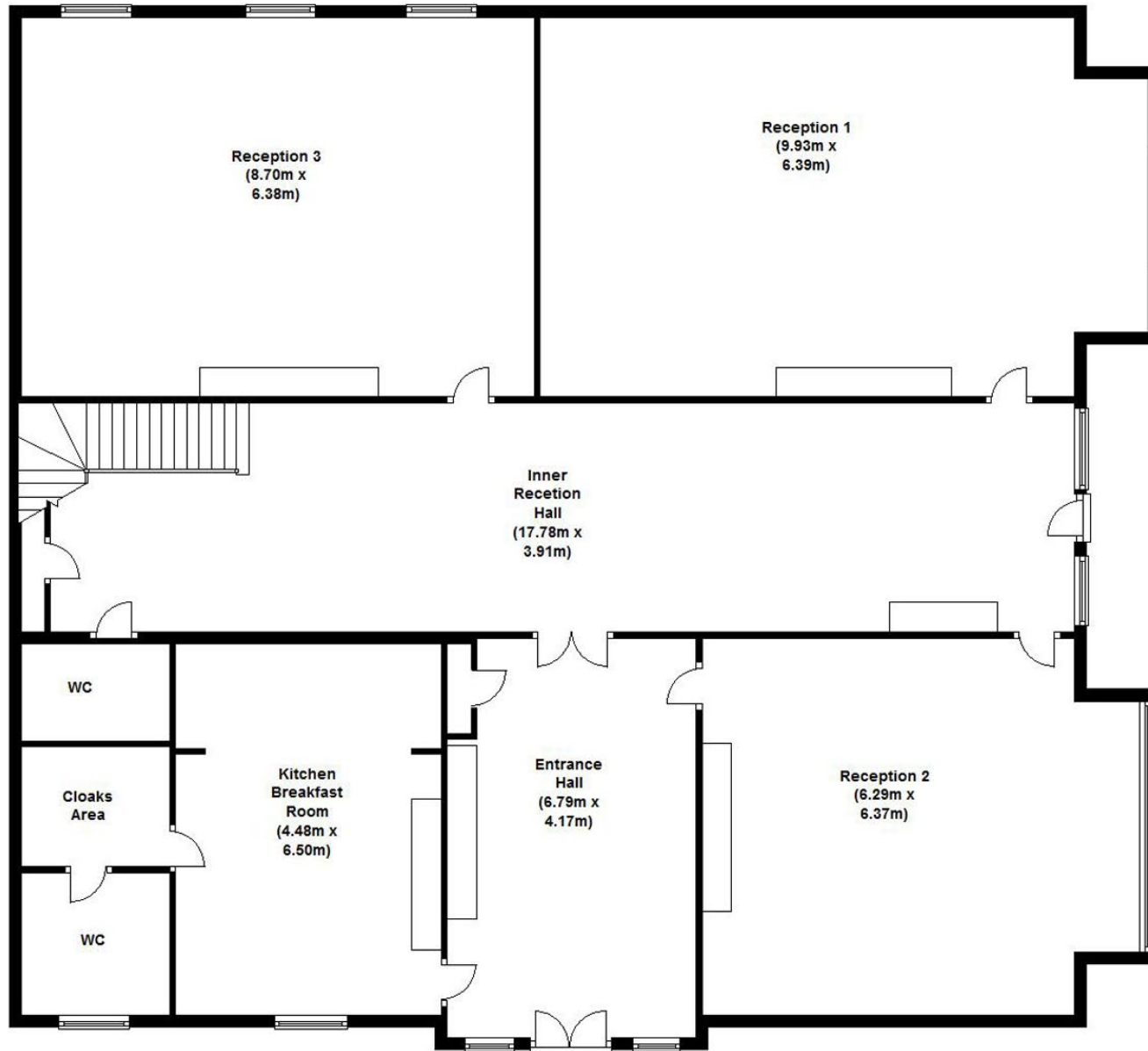
Viewing of this property is strictly by appointment with the agents on 01522 504304.

Agent

James Mulhall 01522 504304
lincolnresidential@brown-co.com

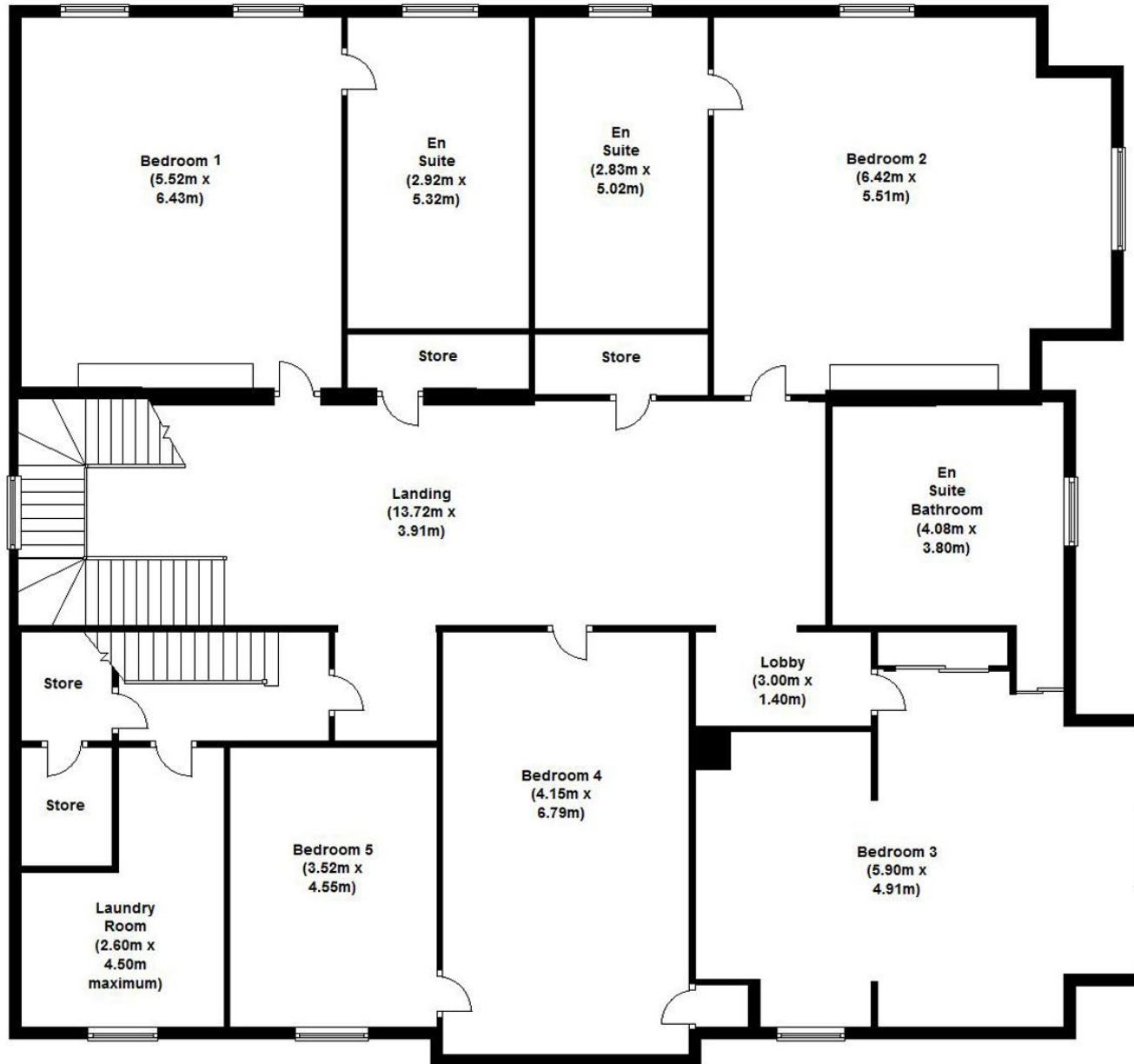
Ground Floor

Approx. 310.8 sq. metres (3345.6 sq. feet)



First Floor

Approx. 318.0 sq. metres (3401.9 sq. feet)

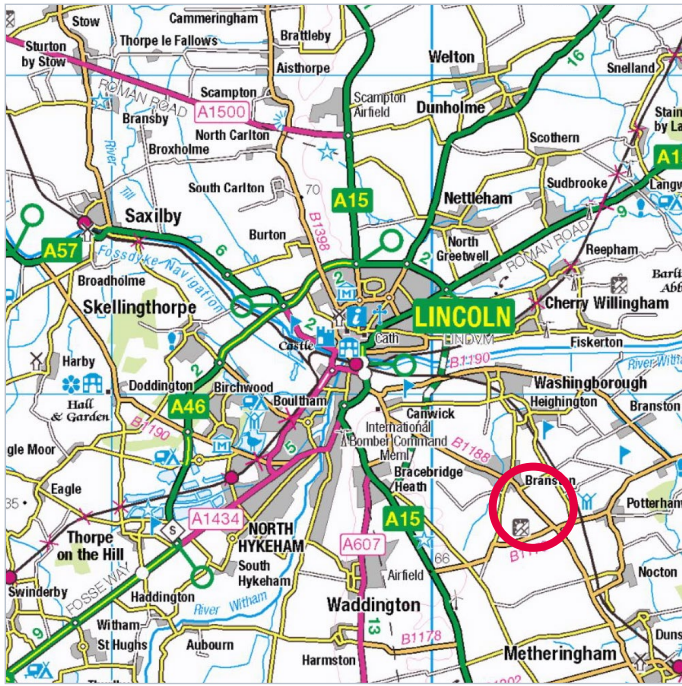


Second Floor

Approx. 288.8 sq. metres (3088.9 sq. feet)







Directions - LN4 1HX

From Lincoln follow the B1188 towards Branston and then proceed through the village. Shortly after leaving the village you will see a signpost for Longhills Hall on your left hand side.

<https://what3words.com/ourselves.column.late>

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