





3 QUEEN STREET

GAINSBOROUGH, DN21 4NS

£560,000

FREEHOLD

An exceptional five-bedroom detached period home dating back to circa 1750, complete with a Grade II Listed detached one-bedroom annexe currently operated as an Airbnb. Offering approximately 3,409 sq ft combined, with characterful and spacious accommodation, a stunning kitchen diner, three reception rooms, an upgraded principal suite, generous gardens, extensive parking and exciting business or multi-generational living potential.

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DESCRIPTION

Queen Street, Kirton in Lindsey

An exceptional and highly individual five-bedroom detached period home, dating back to circa 1750 and accompanied by a charming Grade II Listed detached one-bedroom annexe. Currently operated as an Airbnb, the annexe offers exciting potential to develop a thriving holiday-let business, while also being ideally suited to multi-generational living, independent accommodation or guest use.

The main property, cellar and outbuildings extend to approximately 2,896 sq ft, with the annexe providing a further 513 sq ft, creating an impressive combined total of approximately 3,409 sq ft.

Beautifully combining character, space and modern-day comfort, the main house has been thoughtfully extended while retaining an abundance of original features. Exposed stonework, timber beams, sash-style windows and attractive fireplaces sit effortlessly alongside a striking contemporary kitchen, stylish bathrooms and generously proportioned living spaces.

The accommodation begins with two welcoming reception rooms. The formal dining room provides an elegant setting for entertaining, with plenty of space for a large dining table, while the separate lounge creates a warm and inviting retreat centred around a characterful stone fireplace housing a multi-fuel stove. Beneath the stairs, steps descend to a traditional cellar, offering excellent storage and previously used as a wine cellar.

The beautifully refitted kitchen diner is one of the many highlights of the home. Fitted with an extensive range of stylish units, generous worktop space and a central peninsula, the kitchen also benefits from a selection of integrated appliances. Patterned flooring, exposed ceiling beams and a painted stone feature wall bring plenty of personality to the room, while the dedicated dining area makes this a wonderfully sociable space for everyday family life and entertaining.

A separate utility room provides further storage and space for appliances, with an adjoining ground-floor WC adding to the practicality of the accommodation.

To the rear of the house is the outstanding games and family room. Measuring approximately 23'4" x 16'6", this impressive and highly versatile reception space features an exposed stone wall and French doors opening directly onto the garden. Whether used as a games room, cinema room, entertaining space or substantial additional lounge, it is perfectly suited to modern family life.

The first floor is arranged across a series of characterful landings and provides five well-proportioned bedrooms. The principal bedroom is a superb retreat, beautifully presented and enhanced by a newly created walk-in wardrobe and a recently refurbished en-suite bathroom. Generously proportioned and finished in a striking contemporary style, the en-suite features a large freestanding bath, separate walk-in shower, vanity wash hand basin and WC.

Bedroom two is a generous double room, while bedroom three provides further flexible accommodation suitable for use as a bedroom, home office or study. A traditionally styled family bathroom serves this section of the house and features a freestanding roll-top bath with attractive period-style fittings.

Bedrooms four and five occupy the extended section of the property and share a well-appointed Jack and Jill shower room, making them ideal for children, teenagers or visiting guests.

The detached Grade II Listed annexe is positioned separately from the main house and has been thoughtfully transformed by the current owners into an inviting one-bedroom Airbnb. Extending to approximately 513 sq ft, it offers a generous lounge, recently fitted kitchen, double bedroom and bathroom, providing completely self-contained accommodation.

Its current use presents an excellent opportunity for purchasers wishing to continue and further develop the holiday-let business, subject to any necessary consents. Alternatively, it would make an exceptional home for an independent relative, older child or regular guests.

Outside, the property occupies a generous and remarkably private plot. The enclosed rear garden combines lawn, mature trees and established planting with extensive paved and gravelled seating areas, providing plenty of space for outdoor dining and entertaining.

A substantial summerhouse measures approximately 15'1" x 11'10" and offers further versatile space for entertaining, hobbies, working from home or relaxing. There is also a useful additional outside WC.

Double gates open onto an extensive driveway providing ample off-road parking for numerous vehicles, together with access to the large integral garage. Measuring approximately 20'10" x 14'6", the garage offers excellent parking, workshop and storage space. The overall layout gives both the main residence and annexe a pleasing sense of privacy and independence.

Kirton in Lindsey is a highly regarded historic town offering a range of everyday amenities, independent businesses, schooling and excellent transport links to the surrounding towns and villages. This outstanding property represents a rare opportunity to acquire a substantial and characterful family home with flexible accommodation, extensive parking and an independent annexe offering exciting business potential.

Main House

Kitchen Diner

A beautifully refitted kitchen offering an extensive range of stylish wall and base units with generous worktop space, a central peninsula and a selection of integrated appliances. Patterned flooring, exposed ceiling beams and a painted stone feature wall add plenty of character, while the dedicated dining area provides space for a table and makes this a wonderfully sociable family room.

Lounge

A warm and inviting reception room centred around a characterful stone fireplace housing a multi-fuel stove. Finished with traditional detailing and a sash-style window, this is a comfortable everyday living space.

Dining Room

An elegant and generously proportioned formal dining room with plenty of space for a large table and additional furniture. Traditional features and attractive recessed alcoves enhance the character of this excellent entertaining space.

Games Room

An outstanding additional reception room offering exceptional versatility. Featuring an exposed stone wall and French doors opening directly onto the rear garden, it is ideally suited for use as a games room, cinema room, family room or substantial entertaining space.

Utility Room
A practical utility area providing further storage and space for household appliances, with external access and an adjoining ground-floor WC.

Ground-Floor WC
Fitted with a WC and wash hand basin.

Cellar

First-Floor Landing
A spacious and characterful landing with spindle balustrading, fitted bookshelves and access to the bedrooms and bathrooms.

Principal Bedroom
A beautifully presented and generously proportioned principal bedroom with a sash-style window, decorative fireplace and access to a newly created walk-in wardrobe and recently refurbished en-suite bathroom.

Walk-In Wardrobe
A superb addition to the principal suite, thoughtfully fitted with hanging rails, shelving, drawers and further storage space.

Principal En-Suite Bathroom
A particularly spacious en-suite, recently refurbished in a striking contemporary style. The suite includes a large freestanding bath, separate walk-in shower, vanity wash hand basin and WC, complemented by patterned flooring, feature wallpaper, modern panelling and a heated towel rail.

Bedroom Two
A good-sized double bedroom with a sash-style window and space for freestanding bedroom furniture.

Bedroom Three
A versatile bedroom suitable for use as a double room, home office or study, with a window overlooking the garden.

Family Bathroom
A characterful family bathroom fitted with a traditional freestanding roll-top bath, pedestal wash hand basin and high-level WC, complemented by period-style fittings, wall panelling and a feature radiator.

Bedroom Four
A well-proportioned bedroom situated within the extended section of the house, with access to the shared Jack and Jill shower room.

Jack and Jill Shower Room
A modern shower room shared by bedrooms four and five, fitted with a shower enclosure, wash hand basin and WC.

Bedroom Five
A spacious and bright double bedroom with a roof window and access to the Jack and Jill shower room.

Detached Annexe

Annexe Lounge
A welcoming and generously proportioned living room with its own external entrance and plenty of space for comfortable seating. Currently used as part of the Airbnb accommodation.

Annexe Kitchen
A recently fitted kitchen with a range of contemporary wall and base units, coordinating work surfaces and space for cooking and refrigeration appliances. Two roof windows bring additional natural light into the roo

Annexe Bedroom
A spacious double bedroom providing plenty of room for bedroom furniture, with direct access to the bathroom.

Annexe Bathroom
Fitted with a white suite comprising a bath, wash hand basin and WC.

Outside
The property enjoys generous and enclosed rear grounds, combining lawn, mature trees and established planting with extensive paved and gravelled seating areas. Double gates open onto a substantial driveway providing extensive off-road parking, while the garden's size and layout allow the main residence and annexe to retain a good degree of independence.

Integral Garage
A substantial garage providing secure parking, workshop and storage space, with double doors opening onto the driveway.

Summerhouse
A generous timber summerhouse with French doors overlooking the garden. Offering excellent flexibility, it is ideal for entertaining, hobbies, relaxation or use as a home office.

Outside WC
A useful additional WC positioned within the garden.

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ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band E

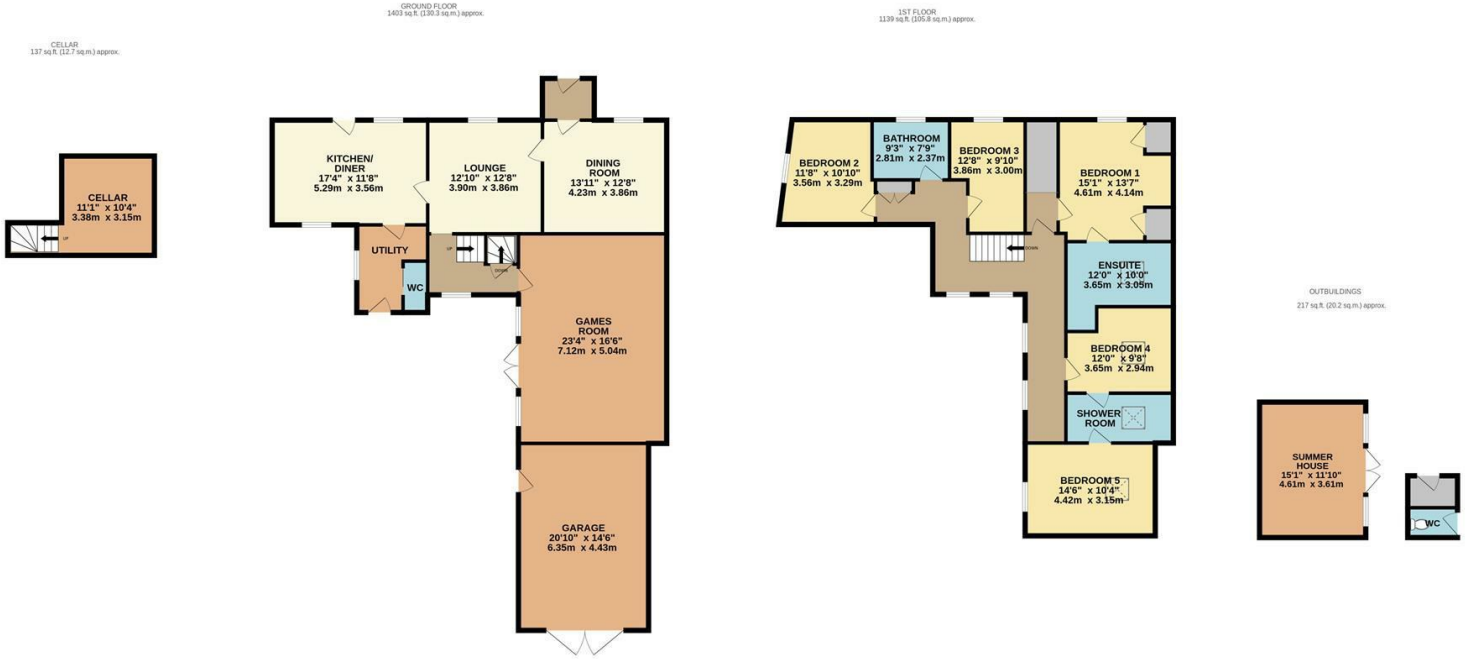
Viewings – By Appointment Only

Floor Area – 3409.00 sq ft

Tenure – Freehold



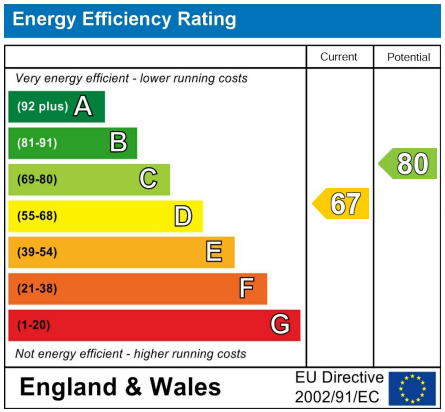




TOTAL FLOOR AREA : 2896 sq.ft. (269.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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