



BY DESIGN

*Darwin House*

Grange Lane, Canwick, Lincoln, Lincolnshire, LN4 2RQ

# Danum House is a truly spectacular mansion, showcasing 5,000 sq ft of impeccable quality

Located in an idyllic position in the highly sought after village of Canwick, Danum House is a truly spectacular mansion, showcasing nearly 5,000 sq ft of impeccably interior designed living space. Infused with the highest standards of quality and craftsmanship, the property has been designed to the most impressive and articulate finish by the current owners. The private, electrically gated position enjoys spacious, manicured gardens. An alfresco sun terrace provides all year-round dining, while a driveway with a turning circle offers parking for several vehicles and a spacious detached garage. This garage includes a self-contained space above with a shower room, ideal for a home office or multi-generational living.









# Accommodation

In greater detail, the accommodation opens into an impressive and grand entrance reception hall with full vaulted height, featuring a central staircase, a galleried landing, beautiful large floor tiles, a bespoke built-in soft bench design, and a range of bespoke built-in storage drawers with solid natural surfaces and decorative panelling. This leads through to a spacious drawing room with a variety of windows and doors overlooking the manicured gardens, and a fireplace with a log burning stove providing a focal point. Adjacent to the drawing room is a music room which also enjoys views across the gardens.

The magnificent, vaulted kitchen is of bespoke design, featuring quality integrated appliances and a generous central island, all with solid natural surfaces, creating an ideal space for socialising and entertaining. This area opens into a comfortable sitting room with a bar area and a range of matching cabinetry finished with solid work surfaces. A series of oversized windows and doors offer garden views, while roof light windows overlook the side aspect. The space flows beautifully into a more formal dining room setting that enjoys views over the front gardens. A utility room, fitted with matching high-quality units and solid natural surfaces, completes the kitchen area.

The ground floor accommodation also includes a spacious family room with decorative slatted panelling, views to the front aspect, and extensive built-in storage and a luxurious w/c. A well-appointed guest suite enjoys garden views and benefits from a quality en suite shower room and dressing room.

From the galleried landing, the first floor offers five generously proportioned bedrooms and four bathrooms. The luxurious principal bedroom enjoys private garden views and features a walk-in wardrobe with extensive floor to ceiling hanging space, shoe storage, and a stylish shower room with twin basins. The second and third bedrooms, both with built-in wardrobes, share a beautifully appointed shower room. Bedroom four, a well-proportioned double room with a contemporary en suite shower room, enjoys views to the front aspect, while bedroom five is served by the elegant family bathroom, which includes a walk-in shower and a freestanding bath.

Externally, the property occupies a superb position, accessed via electric gates and a sweeping driveway with a turning circle. The private, manicured gardens feature a collection of mature native trees and sun terraces, providing delightful spaces for outdoor dining. A pergola with a louvered roof offers an ideal space for al fresco dining and entertaining throughout the year.

The property also includes a large garage capable of housing two substantial vehicles. Above the garage, with its own private entrance, is a self-contained office or annexe with an en suite shower room.









# Location & Schooling

Canwick is a peaceful and highly sought-after village located just one mile from the historic city of Lincoln. The village features a Grade II Listed church, a village hall, and a playing field with tennis courts, offering a tranquil and picturesque setting.

The nearby village of Heighington is well served, with a highly regarded primary school, two traditional public houses, a supermarket incorporating a post office, a butcher's shop, a hairdressing salon, a beautician, and a coffee and gift shop. Further amenities and shops can be found in the neighbouring villages of Branston and Washingborough.

Primary schooling is available locally at Mill Field County Primary School, while secondary education is provided at Branston Community College. A selection of private schooling options is also available within Lincoln.

The Cathedral City of Lincoln, just a short distance away, offers an extensive range of shops, supermarkets, restaurants, and leisure facilities. The city is home to the highly respected Lincoln Minster School, the historic Cathedral and Castle Quarter, and the popular Bailgate and Steep Hill areas, which are renowned for their boutique shops, cafés, and restaurants. Eastgate Tennis Club and Lincoln County Hospital are also easily accessible.

Lincoln is a vibrant city with two universities, combining a rich heritage with a thriving modern culture. There are direct daily train services to London King's Cross, with a journey time of around two hours, and regular services to Newark-on-Trent, where connecting trains to London take approximately one hour and twenty minutes. Road links are excellent, with the A15 providing access northwards to the M180 motorway and Humberside Airport, and the A46 connecting westwards to the A1 at Markham Moor and Newark. East Midlands Airport is approximately one hour and fifteen minutes away.

Services: Mains electricity, water, drainage and gas central heating (under floor downstairs)

Local Authority: North Kesteven District Council | Tenure: Freehold

Council Tax Band: G | Epc Rating: B

Sat Nav: LN4 2RQ



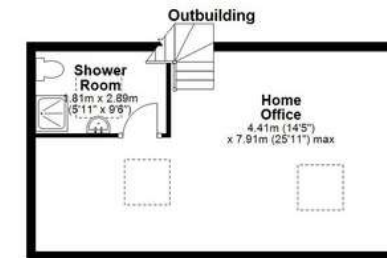
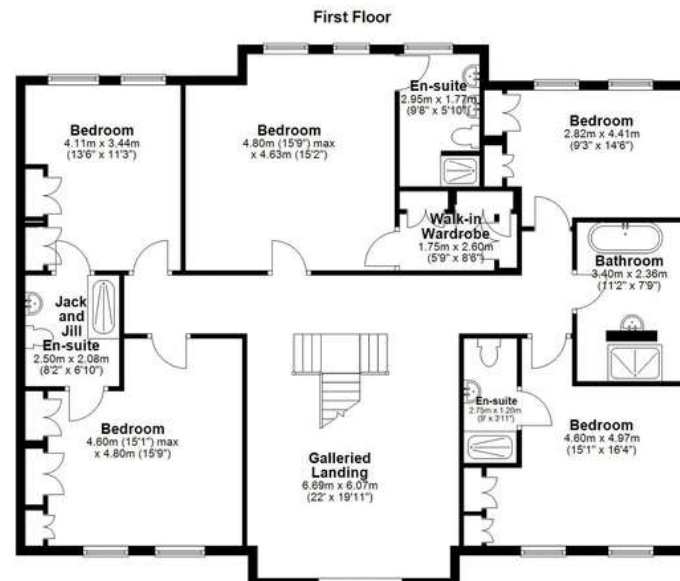
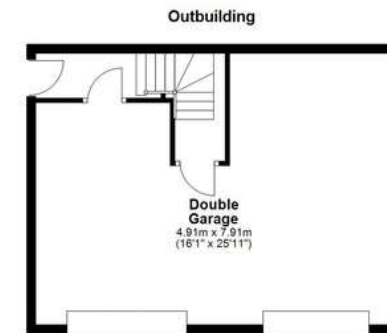
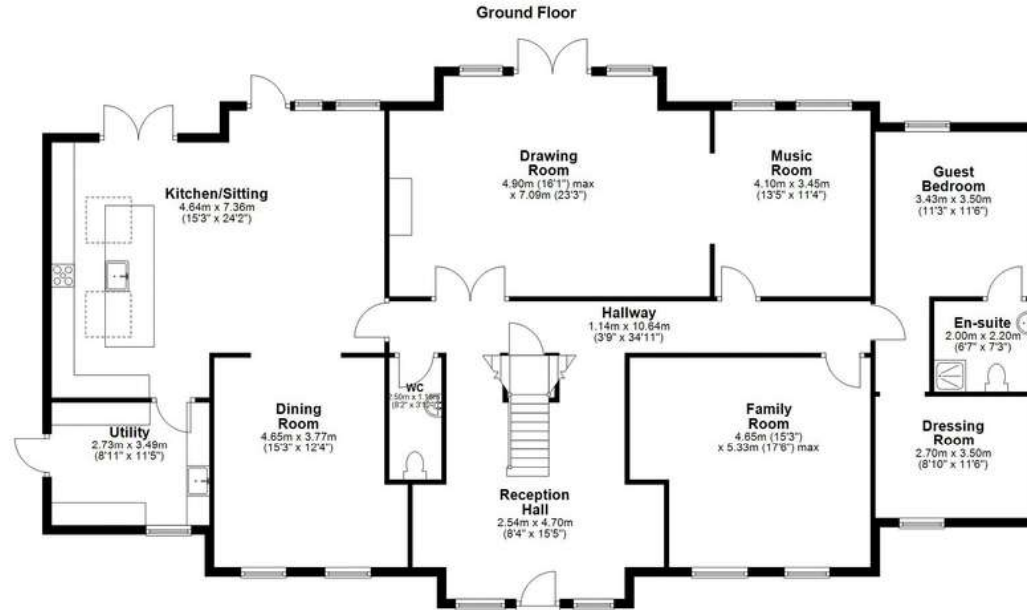






# DANUM GRANGE LANE CANWICK

HOUSE = 4002.72 SQ FT  
 OUTBUILDING = 884 SQ FT  
 TOTAL = 4886.72 SQ FT





BY DESIGN

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National audience

*local knowledge*