



BY DESIGN

West Castle House

Drury Lane, Lincoln, LN1 3BN

A wonderful unlisted residence in one of the districts most enviable locations

West Castle House is a wonderful unlisted residence located in one of the district's most enviable locations. With stone and brick elevations thought to date back to the 18th century, along with Victorian extensions, this incredibly well-proportioned four-storey home offers great character and is situated in the Cathedral Quarter of historic Lincoln. Additionally, the property offers a landscaped courtyard garden and studio with views, along with electric gated private access providing off-street parking for two vehicles and spectacular panoramic views across the city, and the surrounding countryside beyond. The property is offered for sale with no onward chain.











Accommodation

In greater detail, the accommodation offers an exceptional degree of flexibility. On the lower ground floor, there is a kitchen/breakfast room featuring a bespoke, handmade extendable table with views, as well as an open pantry. The kitchen is fitted with a Lacanche Macon three-oven, five-burner cooker, a Quooker Flex tap, an AEG washer/dryer, an integrated Indesit dishwasher, and a Smeg fridge freezer. From here, doors open onto the landscaped gardens. The lower ground floor is further complemented by a walk-in pantry and exposed stone detailing. Stairs from this level provide access to the ground floor.

The ground floor is accessed via a hallway with an understairs storage cupboard, from which stairs lead to the first-floor landing and the following rooms. The lounge features a bay window, enjoying uninterrupted, far-reaching views, along with a living flame gas fire stove. The formal dining room benefits from double-aspect views, also enjoying uninterrupted views, and features an exposed chimney breast and an impressive bookcase. The ground floor accommodation is complemented by a shower room and a separate WC.

The first-floor accommodation enjoys a split-level landing, from which stairs lead to the second floor, two double bedrooms with exposed brick detail, one with built in wardrobes and far-reaching views, and a single bedroom with views towards Steep Hill. The first floor also has a luxurious shower room and a separate WC. The second floor enjoys a dressing room with a whirlpool bath, which leads to a spacious bedroom with far-reaching views.

Externally, the property enjoys beautifully landscaped, low maintenance gardens, and various sitting areas enjoy far reaching views to the south and south west providing breathtaking sunsets. There is a studio and garden room set into the lower ground floor of the residence, accessed externally, which offers a wonderful space for entertaining and socialising. The gardens are further complemented by a luxury storage shed and a feature OFYR barbecue. Steps lead up to the private driveway, which provides secure gated parking for two vehicles. The electric gates are accessed via Drury Lane.









Location and 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 districts 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

Local Authority: Lincoln City Council

Tenure: Freehold

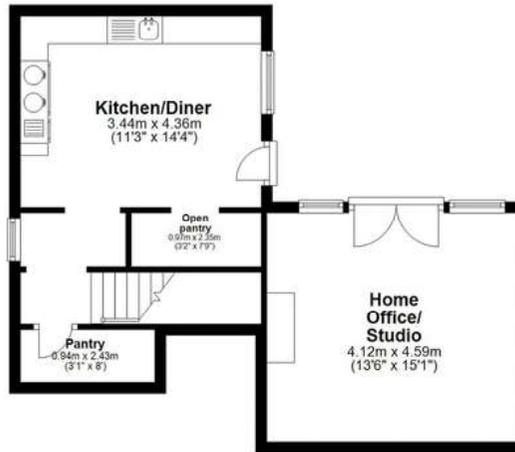
Council Tax Band: E | Epc Rating: E | Sat Nav: LN1 3BN





Ground Floor

Approx. 45.8 sq. metres (492.6 sq. feet)



First Floor

Approx. 56.4 sq. metres (607.4 sq. feet)



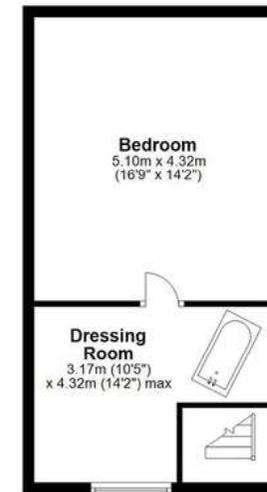
Second Floor

Approx. 55.2 sq. metres (594.5 sq. feet)



Third Floor

Approx. 36.1 sq. metres (388.9 sq. feet)



Total area: approx. 193.6 sq. metres (2083.4 sq. feet)



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Adam Lascelles

adam.lascelles@bydesignhomes.com

01522 412802 | 07897 340172

ByDesignHomes.com

National audience

local knowledge