



Old Vicarage Gardens, Waterloo Lane  
Skellingthorpe

MOUNT & MINSTER

**INTRODUCTION**

The Coach House dates back to circa 1860 and formerly serviced the neighbouring Old Vicarage. The Coach House has been restored and extended over the years to create a stunning unique dwelling with well considered accommodation in the heart of the village of Skellingthorpe. The accommodation briefly comprises; entrance hall, lounge, bespoke Chiselwood kitchen including a pantry and built in table and seating area with views of the garden, dining room and bathroom to the ground floor. To the first floor there are four double bedrooms, shower room and nursery/study.

Outside the stunning garden surrounds the property on three sides, the property is primarily laid to lawn with mature planting including a Beech and Sycamore tree. The garden also boast a mini orchard with Apple, Plum, Damson and Pear tree, along with a herb garden including a Fig tree. There is also a garden shed and garden/sun room which would also lend itself to a home office space if desired.

**LOCATION**

The property is located in the medium sized village of Skellingthorpe , which offers a wide range of local amenities including shops, public houses and primary schooling. There is good access to Lincoln City Centre which lies approximately 4 miles to the East. The city of Lincoln is one of England's most historic cities, with the impressive Norman castle and one of the finest medieval cathedrals in Europe. The city also benefits from two well-regarded universities, a fantastic entertainment district and a wealth of bars and restaurants. In the north of the city is the historic Bailgate area, a popular part of the city with picturesque streets and historic interest, as well as having a superb selection of amenities, schools and excellent transport links. The A15 and the A46 roads provide direct access to the north and south of the county. There are also direct trains to London and Edinburgh from Newark Northgate, within easy reach of Lincoln.

**OUTSIDE**

The property is accessed via an archway which opens up into the courtyard with a single garage, and space for parking. The stunning garden wraps around the property to three sides and is primarily laid to lawn with mature trees and well stocked beds including a wild flower patch. Trees include a mature Beech and Sycamore tree, and a mini orchard including Apple, Plum, Damson and Pear trees. Along with a herb garden with a Fig Tree.

There is a garden shed, along with a brick built garden/sun room which could be utilised as a home office space if desired. To the rear of the garden shed there is also a log store and compost heap. A patio area which can be accessed from the lounge provides a secluded seating area ideal for alfresco dining and entertaining.

**ACCOMMODATION**

**Entrance hall**  
Terra cotta tiled flooring, understairs storage cupboard, window to rear, cloaks cupboard, recessed ceiling lights, further ceiling light, stairs rising to first floor landing.

**Lounge**  
Carpet, two radiators, new fully compliant log burner, French doors to front and rear, two ceiling lights, double glazed windows to side.

**Kitchen**  
Bespoke Chiselwood kitchen hand crafted in solid oak with a range of wall and base units, integrated appliances including, Miele combi microwave, double NEFF oven, fridge freezer, dishwasher, Miele induction hob, NEFF extractor. stainless steel sink with drainer, granite work surfaces, tiled splashbacks, bespoke pantry cupboard, purpose built table and seating, recessed ceiling lights, terra cotta tiled flooring, double glazed windows to front and side.



Total area: approx. 166.4 sq. metres (1790.9 sq. feet)  
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The Coach House, Skellingthorpe

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