



Old Vicarage Gardens, Waterloo Lane  
Skellingthorpe

MOUNT & MINSTER



# Old Vicarage Gardens, Waterloo Lane

Skellingthorpe

A unique opportunity to acquire a former Coach House which dates back to circa 1860.

- Detached
- Stunning mature garden
  - Single garage
- Four double bedrooms
  - Nursery/Study
    - Lounge
  - Dining Room
    - Kitchen
  - Bathroom
  - Shower room



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## 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 boasts 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.

### Bathroom

Underfloor heating with solid marble flooring and wall tiles, double glazed window to side, radiator with heated towel rail, roll top bath with clawed feet and hand held shower attachment, low level WC, pedestal wash hand basin, recessed ceiling lights, airing cupboard housing space and plumbing for washing machine, extractor.

### Dining room

Carpet, ceiling light, radiator, double glazed window to side, wall lights.

### Landing

Carpet, single glazed window to front, ceiling light, radiator, double glazed windows to side.

### Bedroom One

Carpet, built in wardrobes, recessed ceiling lights, radiator, double glazed windows to front and side.

### Nursery/Study

Carpet, radiator, double glazed window to side, wall light.





#### **Bedroom two**

Carpet, radiator, double glazed window to side, free standing double wardrobe, recessed ceiling light.

#### **Shower room**

Amtico vinyl tiled effect flooring, tiled splashbacks, bidet, low level WC. pedestal wash hand basin, double glazed window to side, ceiling light, wall mounted radiator with towel rail, Matki corner shower cubicle with mains shower, extractor, wall mounted lights.

#### **Bedroom three**

Carpet, double glazed window to side, free standing wardrobe, recessed ceiling light, radiator.

#### **Bedroom four**

Carpet, radiator, double glazed window to both sides, recessed ceiling lights.

#### **METHOD OF SALE**

Freehold with vacant possession on completion.

#### **COUNCIL TAX BAND**

Band: C

North Kesteven District Council

#### **ENERGY PERFORMANCE CERTIFICATE**

Rating: D

#### **SERVICES**

All mains services available. Gas central heating.

#### **VIEWINGS**

By prior arrangement with the Sole Selling Agents (01522 716204).

#### **PARTICULARS**

Drafted following clients' instructions of June 2024.

#### **ADDITIONAL INFORMATION**

For further details, please contact Ellen Norris at Mount & Minster:

T: 01522 716204

E: [Ellen@mountandminster.co.uk](mailto:Ellen@mountandminster.co.uk)

#### **BUYER IDENTITY CHECKS**

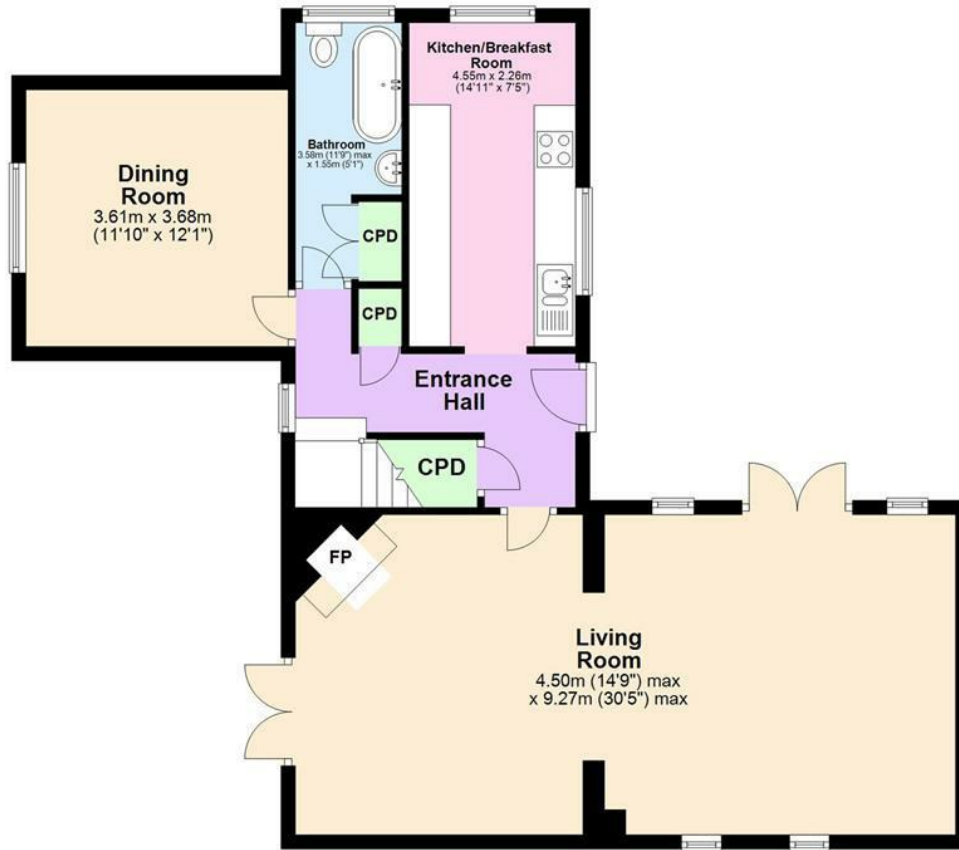
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### Ground Floor

Approx. 82.2 sq. metres (885.0 sq. feet)



### First Floor

Approx. 84.2 sq. metres (905.9 sq. feet)



Total area: approx. 166.4 sq. metres (1790.9 sq. feet)

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### The Coach House, Skellingthorpe

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