



Cobs House, 12 Church Lane, Reepham, Lincoln, LN3 4DQ



Book a Viewing!

£585,000

A truly unique character cottage occupying a wonderful position in the heart of the highly sought after village of Reepham, close to the Cathedral City of Lincoln. Originally comprising two cottages, the property has been thoughtfully converted and extended to create one truly spectacular and spacious family home, combining period charm with beautifully proportioned and versatile accommodation. The ground floor is approached via a useful boot room, featuring an original stove, leading into a welcoming lounge with an open fire and family room. These impressive reception spaces flow seamlessly into a dining room, leading to a superb garden room extension, featuring bi-fold doors opening onto the garden and a striking double sided log burner, creating a wonderful space for both everyday family life and entertaining. The thoughtfully refitted kitchen provides a stylish and practical heart to the home, whilst a cloakroom/WC completes the ground floor. Two separate staircases rise to the first floor, adding to the property's unique character and layout. The spacious rear landing leads to an impressive principal bedroom, complete with dressing room with services already in place to create a luxurious en suite. The front landing provides access to four further well proportioned bedrooms and a four piece family bathroom. Outside, the property occupies a generous plot extending to approximately 0.14 acres (STS). The front garden is enclosed and complemented by a block-paved driveway, providing ample off-street parking and access to the single garage. To the rear is a particularly attractive, established and private enclosed garden, providing an idyllic setting in which to relax and entertain. A rare opportunity to acquire a genuinely distinctive and characterful family home, combining exceptional space, period charm and further potential within a beautiful village setting. Viewing is highly recommended to fully appreciate the quality, scale and individuality of this delightful home.





LOCATION

Located within the popular village of Reepham, north east of the historic Cathedral and University City of Lincoln. Together with the village of Cherry Willingham and Fiskerton there are many amenities available. There is also a regular bus service into Lincoln City Centre where all the usual facilities can be found.

ACCOMMODATION

BOOT ROOM

13' 2" x 8' 3" (4.02m x 2.52m) With original feature Victorian stove, tiled flooring, double glazed sash window to the front aspect, spotlights and radiator.

LOUNGE

17' 1" x 12' 10" (5.23m x 3.93m) With staircase to the first floor, open fire set within a decorative brick fireplace, exposed beams, double glazed sash window to the front aspect, spotlights and radiator.

FAMILY ROOM

With decorative stone fireplace, exposed beams, double glazed sash window to the front aspect, spotlights and radiator.





DINING ROOM

16' 9" x 12' 3" (5.13m x 3.75m) With staircase to the first floor, log burner set within a feature fireplace, double glazed French doors to the garden, spotlights and radiator.

GARDEN ROOM

17' 3" x 10' 2" (5.26m x 3.12m) With double glazed bi-fold doors opening onto the rear garden, two double glazed picture windows to the side aspects, log burner set within a feature fireplace, tiled flooring, electric underfloor heating and spotlights.

REAR HALL

CLOAKROOM/WC

With close coupled WC, pedestal wash hand basin, tiled flooring and splashbacks, radiator and double glazed window to the rear aspect.



KITCHEN

15' 8" x 10' 2" (4.80m x 3.11m) Fitted with a stylish range of wall and base units with work surfaces over, 1½ bowl sink with side drainer and mixer tap over, eye level electric oven, five ring gas hob with extractor fan over, integrated dishwasher, washing machine and fridge, tiled splashbacks, part tiled and part wooden flooring, exposed beams, window to the rear aspect, spotlights and radiator.

REAR FIRST FLOOR LANDING

With vaulted ceiling with exposed beams, original exposed stone wall and radiator.



BEDROOM 1

17' 4" x 10' 2" (5.29m x 3.11m) With double glazed Juliet balcony to the rear aspect, double glazed window to the side aspect, vaulted ceiling with exposed beams and two Velux windows and radiator.

DRESSING ROOM

12' 6" x 8' 2" (3.82m x 2.51m) With double glazed window to the side aspect, vaulted ceiling with exposed beams, original exposed stone wall and exposed floorboards. This room has services in place to turn this into a second bathroom or luxury en-suite.

FRONT LANDING

With storage area, spotlights and radiator.



BEDROOM 2

13' 10" x 12' 10" (4.23m x 3.93m) With double glazed sash window to the front aspect, original exposed stone wall, spotlights and radiator.

BEDROOM 3

14' 3" x 8' 0" (4.35m x 2.45m) With double glazed sash window to the front aspect and radiator.

BEDROOM 4

10' 2" x 9' 3" (3.11m x 2.84m) With double glazed window to the rear aspect, access to a useful store room and radiator.

BEDROOM 5

10' 0" x 8' 5" (3.07m x 2.57m) With double glazed sash window to the front aspect and radiator.



BATHROOM

10' 2" x 6' 2" (3.11m x 1.88m) Fitted with a four piece suite comprising of shower cubicle, freestanding roll top bath tub, close coupled WC and wash hand basin on a vanity stand, tiled flooring, part tiled walls, towel radiator and window to the rear aspect.

OUTSIDE

To the front of the property there is an enclosed lawned garden and a block paved driveway providing off street parking and access to the single garage. The garage has double doors to the front, personnel door to the rear, power and lighting. To the rear of the property is a generous enclosed garden laid mainly to lawn with a variety of decorative plants, established shrubs, fruit trees, a variety of patio areas and garden shed.



VENDORS COMMENTS

Originally one house dating back to circa 1860, the property was subsequently divided into two separate homes, with a number of extensions added to the rear of both properties over the years. Number 12 Church Lane was purchased by ourselves in December 1997, at which time it was a three bedroom dwelling. The rear extension to No. 12 had been constructed during the 1980s. Our neighbour owned number 14 Church Lane was until his death in 2008 and we subsequently purchased the property in April 2009.

Planning permission was granted in November 2009 to reinstate the two properties as one substantial detached dwelling. The proposals included the removal of various rear extensions and their replacement with a two storey extension incorporating a garden room and master bedroom above. The planning permission also included provision for an additional outbuilding within the garden.

The works were completed during 2015-2016, creating the impressive detached five bedroom family home seen today, complete with garage and large rear garden. Foundations for the approved outbuilding were also laid during this period, alongside extensive internal alterations and modifications.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – E.

LOCAL AUTHORITY - West Lindsey District Council.

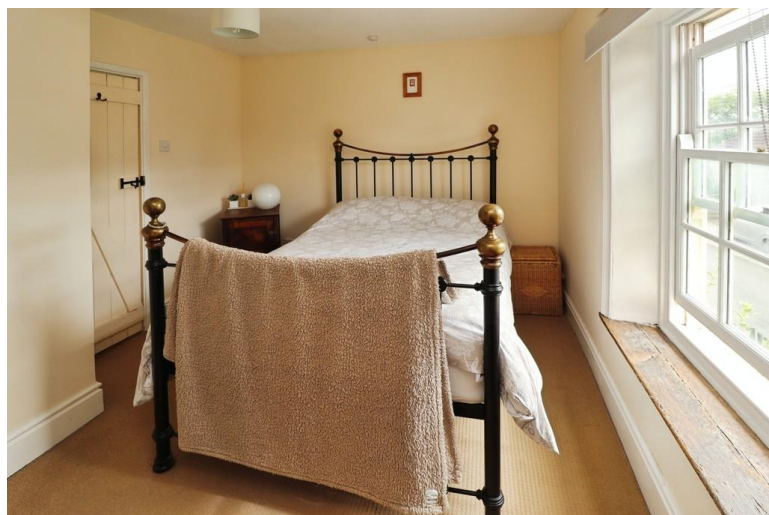
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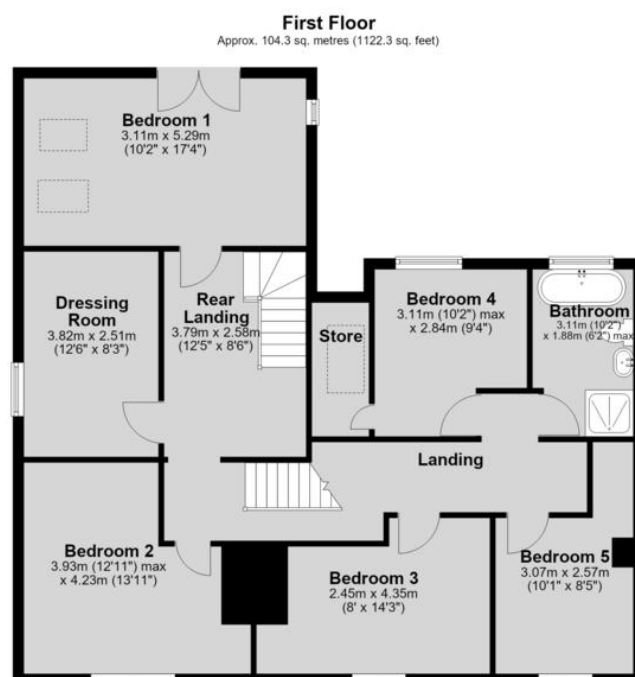
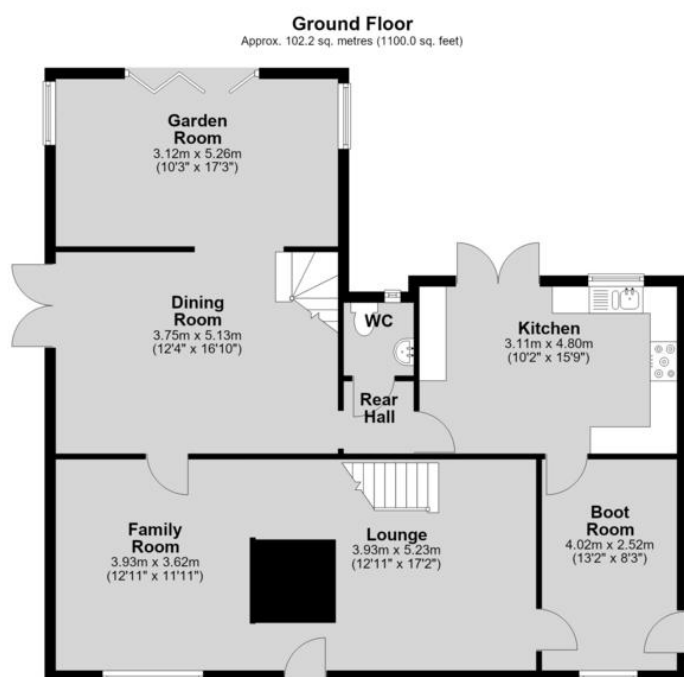
BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)

VIEWINGS - By prior appointment through Mundys.







Total area: approx. 206.5 sq. metres (2222.4 sq. feet)

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GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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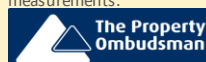
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