



**The Old Coach House**  
4 Ashing Lane, Dunholme, Lincoln. LN2 3NN

**BELL**



## The Old Coach House, 4 Ashing Lane, Dunholme

This is a most appealing and surprisingly substantial five bedroom detached house of some distinction (GIFA 2,368 ft<sup>2</sup>/ 220 m<sup>2</sup> ) sts, very discreetly located in the heart of the ever popular village of Dunholme. There is an accompanying planning consent for the erection of a detached house within the delightful grounds of 0.33 of an acre. (sts), as well as a large high quality detached Scandinavian Log Cabin used as formal business office space with potential for use as a family annex or leisure facility, or variety of other uses, subject to any necessary planning consents.

### The Planning Consent:

Outline Planning Consent was first received for the erection of a detached house and garage on the 1st August 2006. In relation to a subsequent Application - No:128148, it was confirmed on the 15th May 2012 that all outline conditions had been discharged and a material start had been made by the landowner with the construction of the driveway.

For further planning information go to [www.west-lindsey.gov.uk/planning](http://www.west-lindsey.gov.uk/planning). Tel: 01427 676676.

### ACCOMMODATION

**Entrance Hall** well presented with staircase up to first floor to one side, built in storage cupboard space to one corner, radiator and wall light fitting. Attractive contemporary design style oak panelled doors through to adjoining dining kitchen and to:

**Lounge** of excellent proportions with a pleasant easterly outlook across the driveway; brick feature fireplace with a wood burning stove inset on a raised tiled hearth with an accompanying attractive moulded oak fire surround; mock ceiling joist and ceiling beam and a window seat providing character to the room; three radiators and wall light fittings.



Featured oak contemporary design style glazed panelled double doors through to dining room and oak contemporary design style panelled door through to:

**Study** a cosy room with a westerly view out over the grounds to the rear; fitted shelving and radiator.

**Substantial Garden / Dining Room** a very attractive family reception room with an appealing southerly outlook over the landscape to the rear grounds, French window providing access out onto the garden patio area; substantial mock ceiling beams and ceiling joist in part, open brick featuring one end of the room, three radiators, wall light fittings and inset ceiling spotlight fittings in part.

**Breakfast Kitchen** appointed to a very high standard with an appealing range of contemporary design MacKintosh Shaker style units with granite work surface areas comprising; ceramic one and a half bowl sink unit with cupboard space and concealed Siemens dishwasher beneath; light canopy above, additional cupboard space containing a water softener, concealed refrigerator, The work surface extends around the adjoining wall with a corner carousel cupboard, drawer and cupboard space below; inset Siemens six ring brushed steel hob to surface with glazed splash back, Siemens brushed steel featured cooker hood above with accompanying wall cupboard space set on either side. There is a built-in brushed steel featured Siemens combination oven with cupboard space above and drawer space beneath.

To one end of the room there is further range of dresser style fitted units with work surface and two tiers of three drawers below and glazed illuminated China cabinet space above. Attractive feature mock ceiling beams and joists, inset spotlight fittings and radiator. Double-glazed leaded light styled rear entrance door to the grounds, an internal window and double glazed leaded light style door through to the adjoining conservatory and a contemporary design style featured oak panelled doors through to Cloakroom and to:



**Large Utility/Pantry** having an easternly outlook across the lane; a comprehensive range of base and eye level fitted units, extensive area of fitted work surface with a stainless steel one and a half bowl sink unit inset and room for appropriate laundry white goods beneath; shelf space and a bank of general storage cupboard space to an end with space to one corner for an upright fridge/freezer as required. Mock ceiling beam and joists, tiled splash back to fitted work surface areas, wall mounted Worcester gas central heating boiler, radiator and inset ceiling spotlight fittings.



**Cloakroom** attractively appointed and presented with ceramic wash hand basin set on a wash stand top with toiletry cupboard space below, low-level WC with concealed cistern. Wall panelling to dado rail height, ladderback style radiator/towel rail, inset ceiling spotlight fittings and extractor vent.

#### First Floor

**Landing** with sloping ceiling level in part, built-in airing cupboard containing the insulated hot water cylinder with immersion heater. Doors to:

**Bedroom** with a pleasant easterly outlook towards other neighbouring quality homes; sloping ceiling levels in part, access to roof space and radiator.

**Bedroom** with an easterly aspect; sloping ceilings in part, built-in shelving to one wall, access to roof space and radiator.

**Bedroom** with a westerly view down over the rear landscaped garden and across neighbouring homes into the heart of the village; sloping ceilings in part, and radiator.

**Bedroom** having an easterly view out cross the lane and towards neighbouring homes; sloping ceilings in part and radiator.

**Principal Bedroom** having a very pleasant westerly view over the rear grounds; sloping ceilings in part, extensive fitted wardrobe space to one wall with 'secret door' in-between through to the adjoining en-suite shower room and radiator.

**En-suite Shower Room** appointed to an excellent standard comprising; a built-in shower cubicle with Mira Spirit shower fitting with full height mermaid board splash back panels to all walls, wash hand basin with vanity top to the side, toiletry cupboard space and shelving below and low-level WC with concealed cistern. Toiletry cabinets, contemporary design style ladderback radiator/towel rail, large circular vanity mirror above hand basin area, full height wall tiling to all walls, inset ceiling spotlight fittings and extractor vent. There is a sloping ceiling level with a roof window.

**Bathroom** having panelled bath to one side, wash hand basin set to storage cabinet with illuminated mirror above, low level WC with concealed cistern. Full height tiling to all walls, ladderback style radiator/heated towel rail and ceiling light.





**Substantial Quality Conservatory** benefiting from having a sweeping view out over the rear garden with delightful landscaping and French doors opening out onto the garden patio terrace.

#### OUTSIDE

The property stands in a very pleasant secluded setting down an unadopted gravel lane which provides vehicular access to a number of adjoining homes as well as providing access to a public footpath which runs beyond the property out to the southern country fringe of the village. There are tall double gates which provide access through to the rear and the driveway to an extensive area of parking for both family and visitors.

The rear garden of the house has been delightfully landscaped with a large Indian slate paved patio terrace adjoining the rear western elevation of the house, accompanying ornamental raised beds and inset with box hedging. There is access from the terrace through to the lawn with its accompanying well stocked flowerbeds/borders containing a wide variety of attractive shrubs and flowering plants. To the western corner of the grounds there is a large veranda fronted **Summerhouse** with deck. There are exterior light fittings, power point and cold-water supply. Panel fencing runs down the southern boundary of the house garden with a gateway through to a separate large garden lawn.

From here there is a footpath that leads down to the very substantial '**Suranto**' **Scandinavian Log Cabin** currently a large formal business office with opportunity for alternative business uses, family annex or leisure space subject to any necessary consents. There is a large formal open storm porch with double glazed entrance door through to a large formal office/ meeting room with a high feature ceiling level, large Scandinavian style wood burning stove with heat shield fire back, pendant lights and night storage heater. Door to good sized cloak/washroom with wash hand basin inset to vanity top, low level WC, extractor vent and storage cupboard space below.

To the south eastern corner of the grounds directly adjoining the gravelled lane, is the **Detached Garage** with up and over door, service door to rear, lighting and power; BP pulse EV charger to the exterior of the garage. The boundaries are well enclosed by panelled fencing and mature hedging as appropriate, ensuring there is a good measure of personal privacy to the grounds as a whole.



## THE AREA

Dunhome is an attractive and very popular Lincoln village, and this marvellous home is discreetly located at its very heart, only a short walk away from St. Chads Church and a pleasant walk down to the Dunholme Beck ford. Also nearby, there is a good-sized Co-op supermarket.

Dunholme and its adjoining sister village Welton overall offer an expansive range of local amenities including the very well-respected William Farr Secondary School and accompanying primary schools.

The historic City of Lincoln with its excellent range of shopping and social facilities is a short 4.5 mile drive away, with the A46 northern relief road connecting to the A15 running north up to the M180 and out southwest of the city to the A1 and Newark, with its London Kings Cross high speed rail link. The A15 Lincoln eastern bypass provides quick and easy access out to a number of RAF bases in the region, as well as to Sleaford and Grantham.

**West Lindsey District Council – Tax band: D**

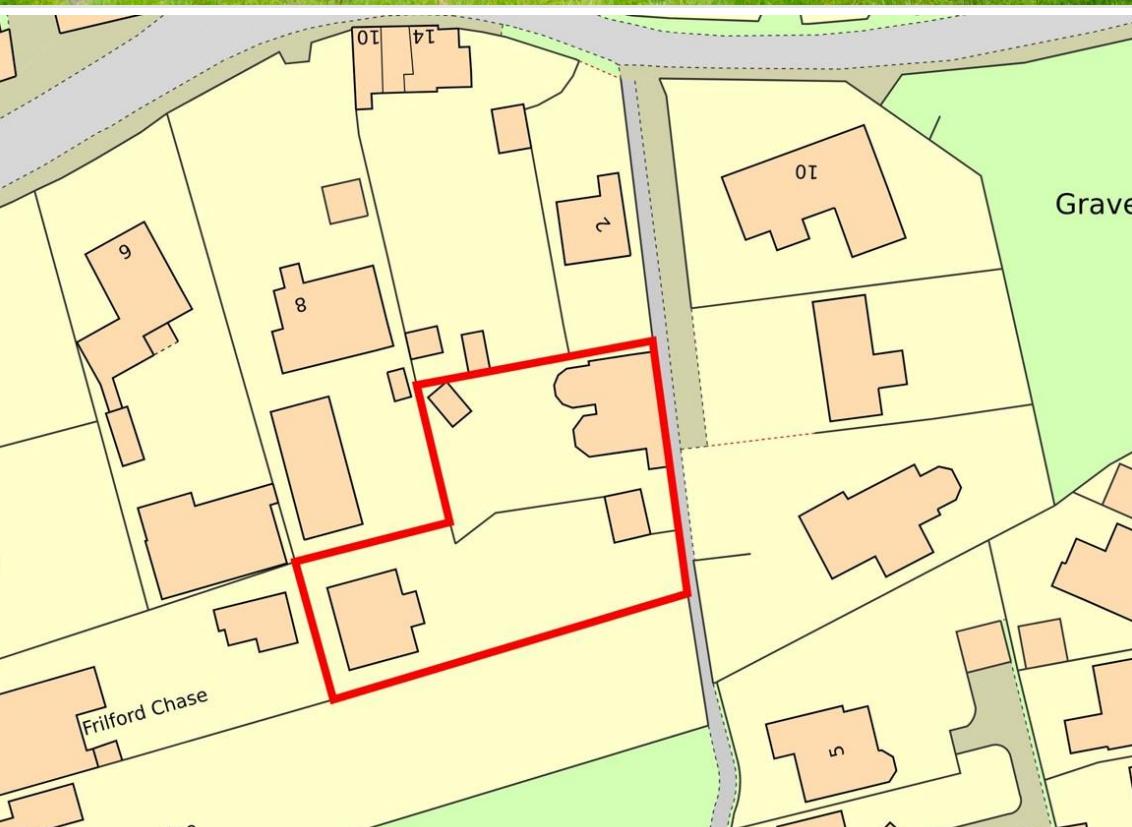
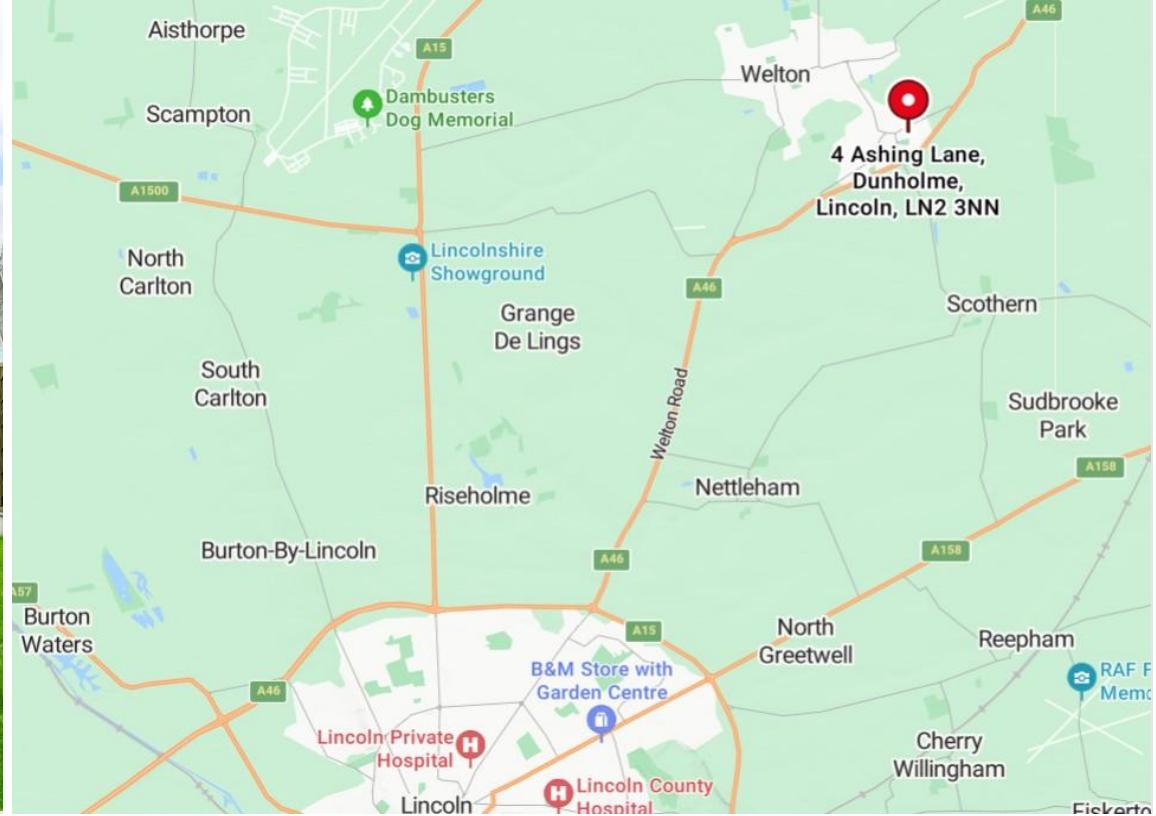
**ENERGY PERFORMANCE RATING: C**

**SERVICES:** The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

**VIEWING:** By arrangement with the agent's Lincoln Office  
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Tel: 01522 538888  
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Website: <http://www.robert-bell.org>

Brochure prepared 5.2.2026









# 4 Ashing Lane

Approximate Gross Internal Area

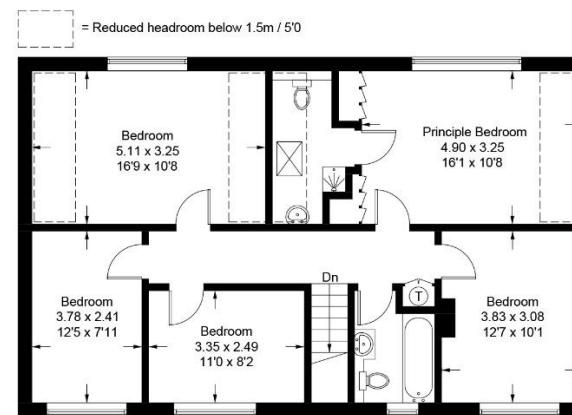
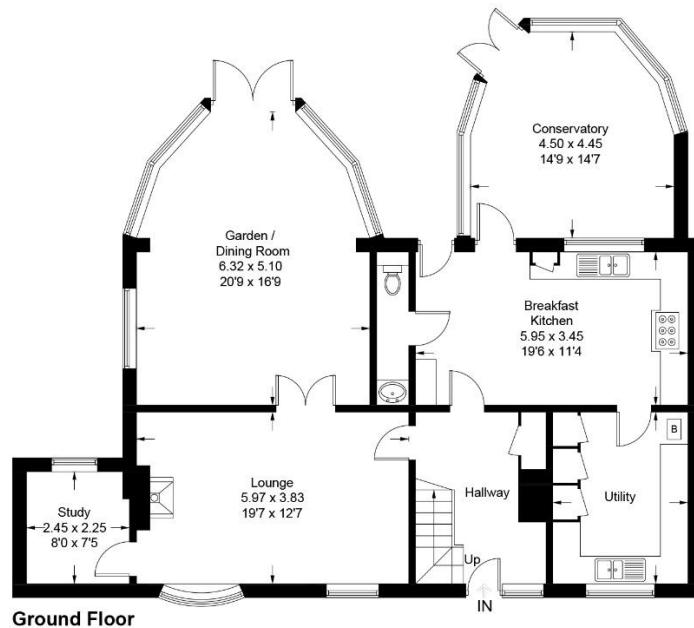
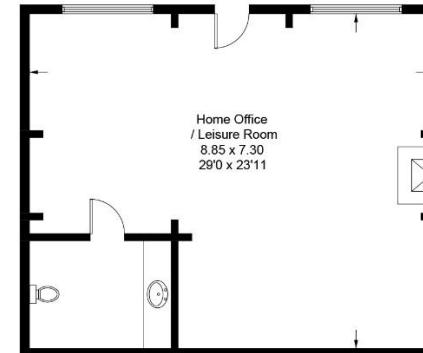
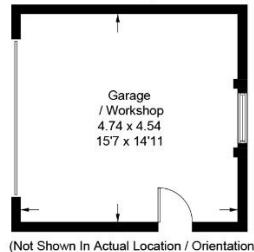
Ground Floor = 125.2 sq m / 1348 sq ft

First Floor = 87.4 sq m / 941 sq ft

Outbuildings = 86.2 sq m / 928 sq ft

(Including Garage)

Total = 298.8 sq m / 3217 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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