



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 four bedroom detached house of some distinction (GIFA 2,368 ft²/ 220 m²), very discreetly located in the heart of the ever popular village of Dunholme.

The property benefits from 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.

ACCOMMODATION

Entrance Hall having staircase up to first floor, built in storage cupboard space to one corner, radiator and wall light fitting. Attractive oak panelled doors through to adjoining dining kitchen and to:

Sitting Room 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 attractive moulded oak fire surround; mock ceiling joist and beam and a window seat; two radiators and wall light fittings. Oak glazed panelled double doors through to dining room and oak panelled door to:

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

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





Breakfast Dining Kitchen appointed to a very high standard having an appealing range of contemporary design Macintosh Shaker style units, granite work surface areas with ceramic one and a half bowl sink unit inset and concealed Siemens dishwasher beneath; additional cupboard space containing a water softener, a concealed refrigerator, above corner storage unit with illuminated canopy above the sink unit area. 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 cooker hood above with wall cupboard space set on either side. There is a built-in brushed steel 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, two tiers of drawers below and glazed illuminated China cabinet space above. Attractive feature mock ceiling beams and joists, inset spotlights and radiator.

Double-glazed leaded light styled rear entrance door to the grounds, internal double glazed leaded light style door through to the adjoining conservatory, oak panelled doors through to cloakroom and to:

Large Utility/Pantry having an easterly 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 appliance 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 spotlights.



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 spotlights and extractor vent.

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.



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 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.

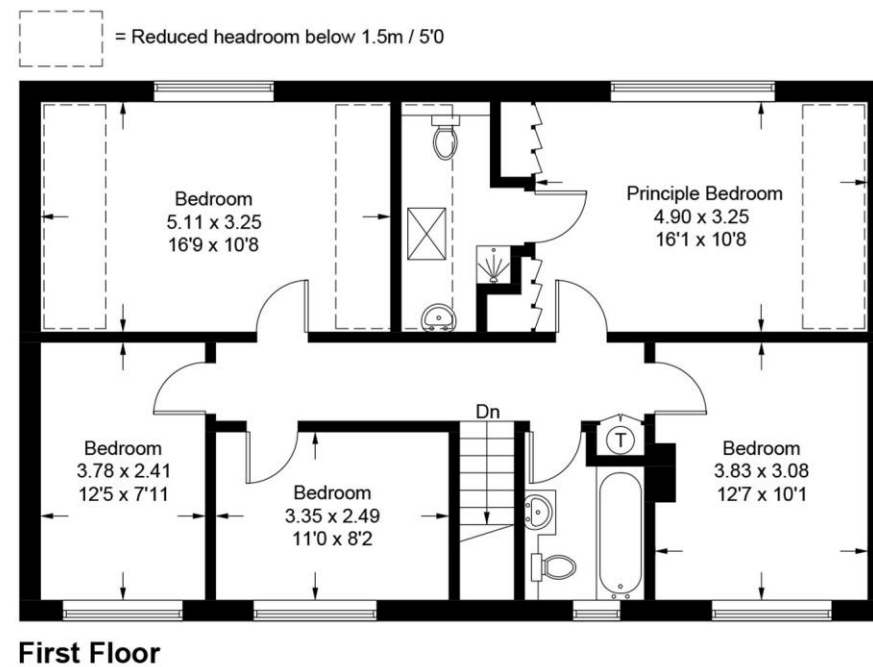
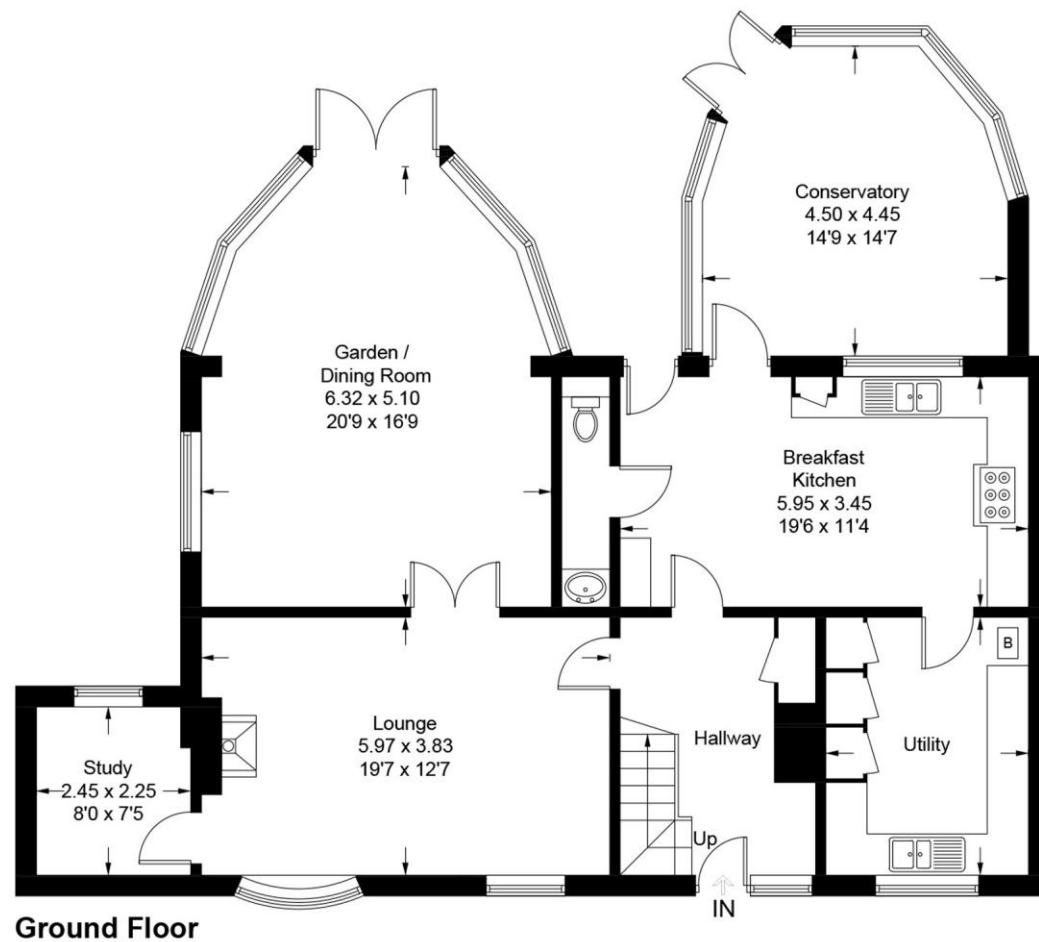
En-suite Shower Room appointed to an excellent standard comprising; a built-in shower cubicle with Mira Spirit shower fitting and full height mermaid board splash back panels to all walls, wash hand basin with vanity top to the side, toiletry cupboard space and shelving below and low-level WC with concealed 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.



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
Total = 277.3 sq m / 2986 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.



NOTE: Next to the house is an individual Building Plot which is also being marketed. The Plot has Outline Planning Permission via West Lindsey District Council:
M06/P/0591 – for the erection of One Dwelling and Garage.

For further information go to:

www.west-lindsey.gov.uk/planning

Tel: 01427 676676

West Lindsey District Council – Tax band: B

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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Brochure prepared 27.7.2026

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