



Beechdale House, 549 Newark Road
Lincoln, Lincolnshire, LN6 8RY

£775,000

7 Bedroom Detached House

- Freehold
- Classic Victorian Architecture
- Expansive and Lush Gardens
- Converted Former Coach House
- 5 Bedrooms To Main Residence
- 2 Bedrooms Within Coach House
- Gated Access, Extensive Drive & Garage
- EPC Rating - House F, Annexe E
- Council Tax Band - F

[Click here to access the Energy Performance Certificate for Beechdale House, 549 Newark Road, Lincoln, Lincolnshire, LN6 8RY](#)



Overview

Welcome to Beechdale House, An exquisite Victorian residence nestled in a serene, leafy enclave of Lincoln City centre. This splendid property combines classic architectural elegance with luxurious modern comforts, offering a unique and inviting living experience.

As you approach this distinguished home through gated access along a sweeping driveway, you are greeted by a beautiful façade featuring intricate brickwork and charming half-timbering, quintessential to the Tudor and Victorian styles. The property is set amidst lush gardens and mature trees, providing privacy and a sense of tranquillity.

Step into a grand Entrance Hall that sets the tone for the rest of the home, with high ceilings, original woodwork, and elegant flooring. The Formal Living Room exudes warmth and sophistication, with rich red walls, classic crown moulding, and a cozy fireplace. Large bay windows flood the room with natural light, creating a perfect space for entertaining or relaxing. In contrast, the second Reception Room offers a more contemporary ambiance with soft grey walls and chic décor. This space features another charming fireplace, making it ideal for family gatherings or quiet evenings.



The heart of the home is a spacious Kitchen fitted with modern appliances and ample storage. Adjacent to the Kitchen is an elegant Dining Area that enjoys views of the garden, perfect for both casual meals and formal dinner parties. The Breakfast Room is a vibrantly decorated space ideal for the morning coffee and preparing for the day ahead. A Garden Room which enjoys access to the outdoors, WC and Cellar make up the ground floor space. Upstairs, the principle Bedroom is a luxurious retreat, complete with a spacious layout, large windows. There are several generously sized Bedrooms on this floor, each with its own unique character and ample closet space. These rooms share access to well-appointed Bathroom that blends period charm with modern amenities. Additionally, a large Attic Space offers potential for additional Bedrooms, a Playroom, or a Home Office, providing flexibility to suit your needs.

A unique feature of this property is the converted former Coach house. An space ready made for potential secondary income, work space or room for multi-generational living. The coach house is arranged over two floors and expands to 1,200 FT2. As you entre the coach house there is a spacious Kitchen Diner, Lounge with feature fireplace, Conservatory, Bathroom and Bedroom. Stairs from the Inner Hallway rise to the first floor which is currently arranged as a one Bedroom Apartment with Open Plan Kitchen Living Area, Bathroom and Double Bedroom.



The expansive garden is a highlight of this property, offering a haven for outdoor activities and relaxation. Mature trees, well-maintained flower beds, and a manicured lawn create a picturesque backdrop for summer gatherings and quiet afternoons alike. This remarkable period home seamlessly combines historical charm with contemporary living, making it a perfect home for those who appreciate classic elegance and modern convenience. Don't miss the opportunity to own this exceptional property in a highly desirable location. Schedule your viewing today to experience all that this magnificent home has to offer.

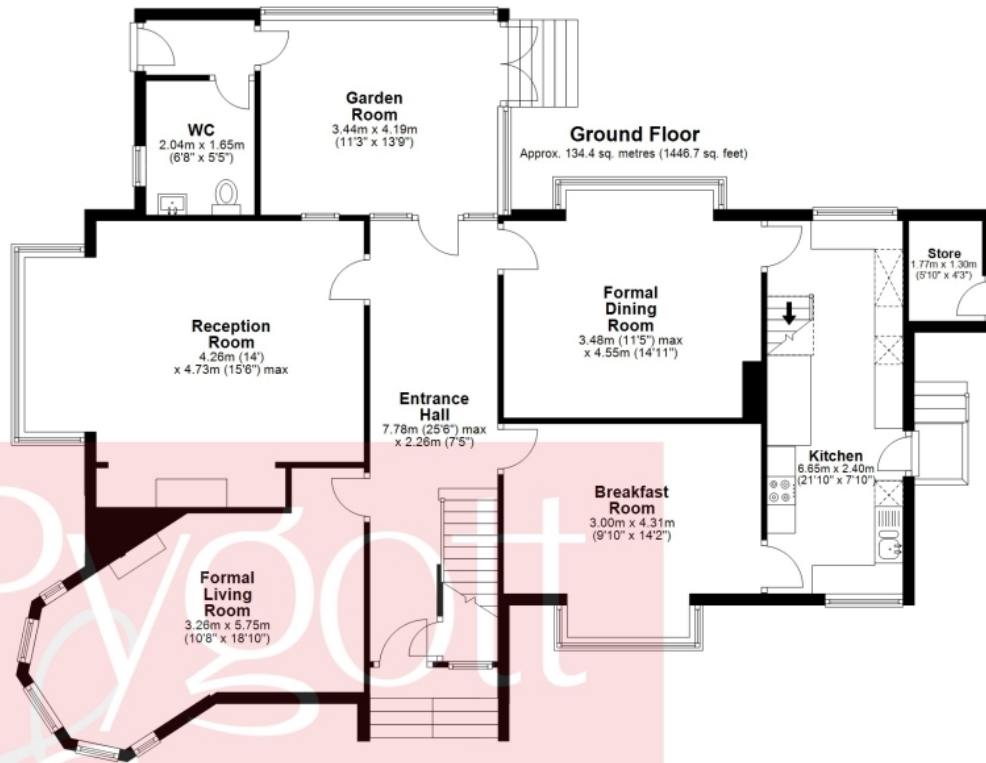
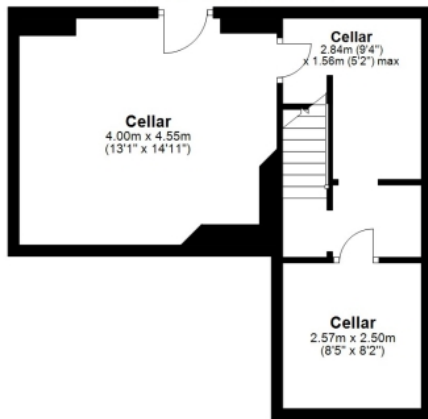




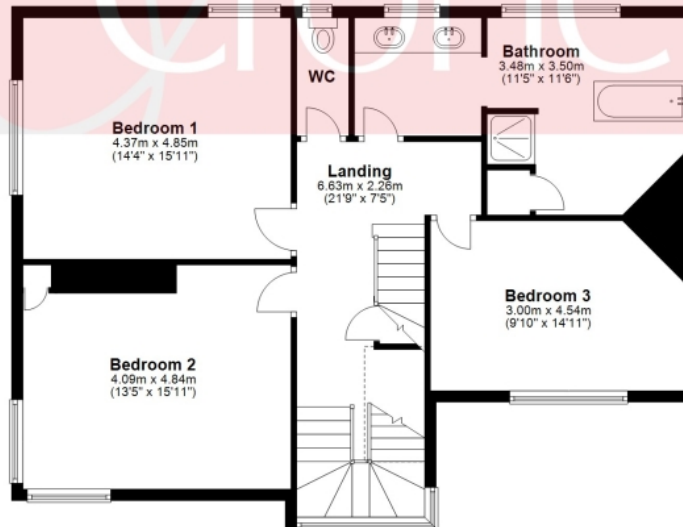
Garage
Approx. 10.6 sq. metres (114.4 sq. feet)



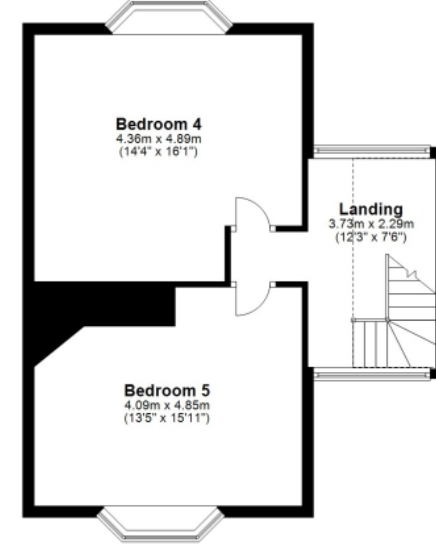
Cellar
Approx. 35.6 sq. metres (383.0 sq. feet)



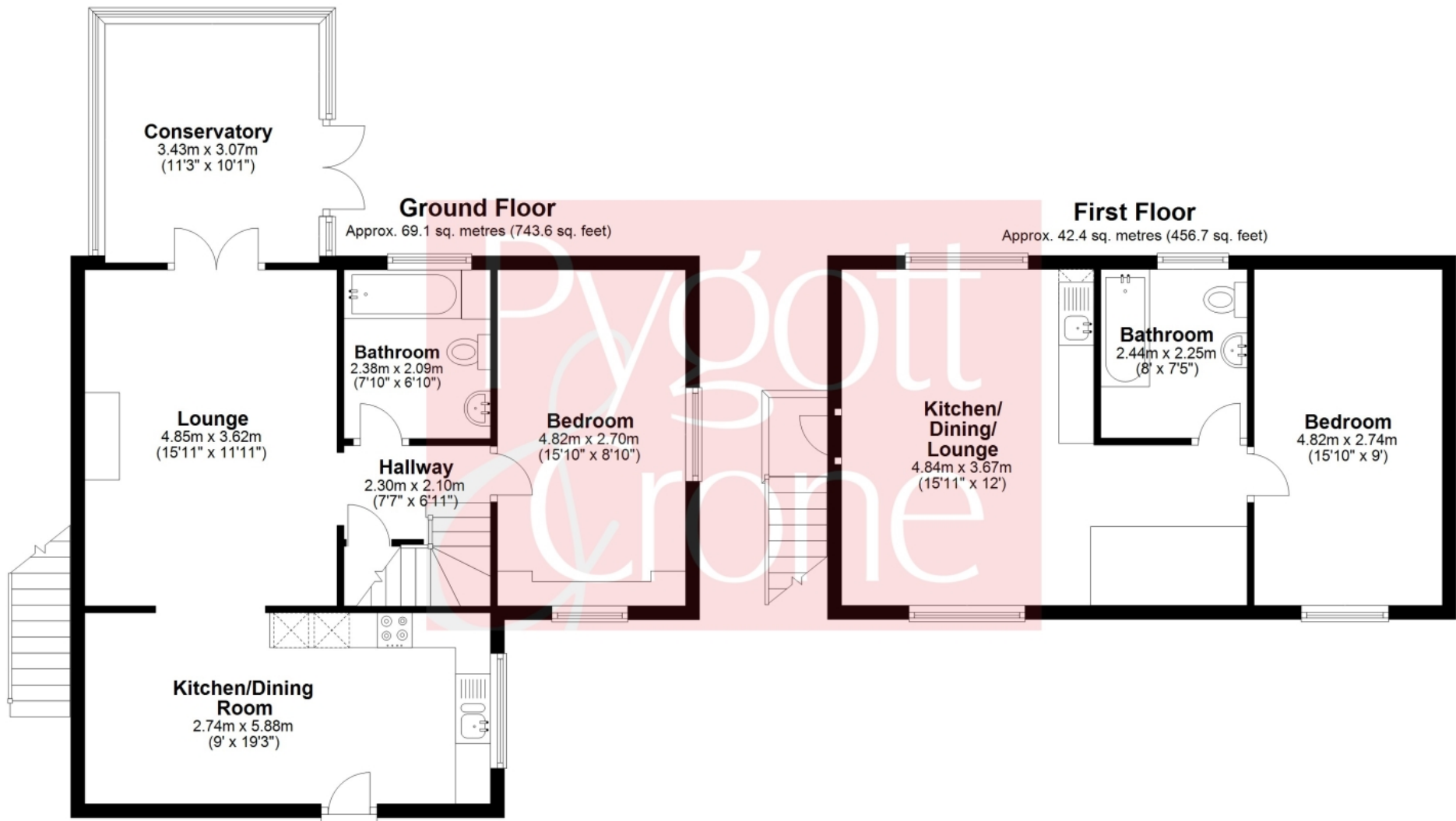
First Floor
Approx. 91.4 sq. metres (983.9 sq. feet)



Second Floor
Approx. 51.1 sq. metres (549.6 sq. feet)



Total area: approx. 323.1 sq. metres (3477.6 sq. feet)



Total area: approx. 111.5 sq. metres (1200.2 sq. feet)



Location



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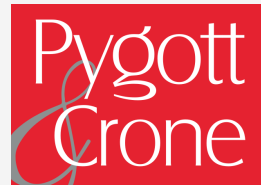






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is on the market with our Lincoln branch

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