



21 Northgate
Lincoln, Lincolnshire, LN2 1QS

£900,000

5 Bedroom Detached House

- Freehold
- Prime Uphill Location
- 5 Bedroom Detached Home
- 2 Reception Rooms & Kitchen
- Family Shower Room & En-Suite
- Extensive Rear Garden
- Adjoining 1 Bedroom Annexe
- Cathedral Views
- Planning Granted for an in-and-out driveway at the front
- EPC Rating - D, Council Tax Band - F

[Click here to access the Energy Performance Certificate for 21 Northgate, Lincoln, Lincolnshire, LN2 1QS](#)



Overview

A rare opportunity to acquire a stunning detached residence, perfectly positioned within easy reach of Bailgate and Uphill Lincoln—one of the city's most historically significant areas. Just a 10-minute walk from the magnificent Lincoln Cathedral, one of Europe's finest examples of Gothic architecture, this home offers both heritage and convenience.

Set within beautifully maintained mature grounds, the property enjoys a truly unique and historic setting. The grounds are enhanced by an impressive collection of specimen trees, planted by Colonel Hobson following his travels around the world, adding both character and botanical interest to this remarkable setting.

Built in 1920 by the Sheriff of Lincolnshire, Sir Robert Pattinson, for his own use, this home has had only three owners in its lifetime. It has been recently rewired and reroofed, ensuring modern comfort while preserving its historical character.



Despite its proximity to the city, the property offers exceptional security, enclosed by an extensive brick boundary wall, yet it retains the charm of a secluded country retreat. Sitting on the rear veranda, you can enjoy serene views over the mature gardens and beyond to Lincoln Cathedral.

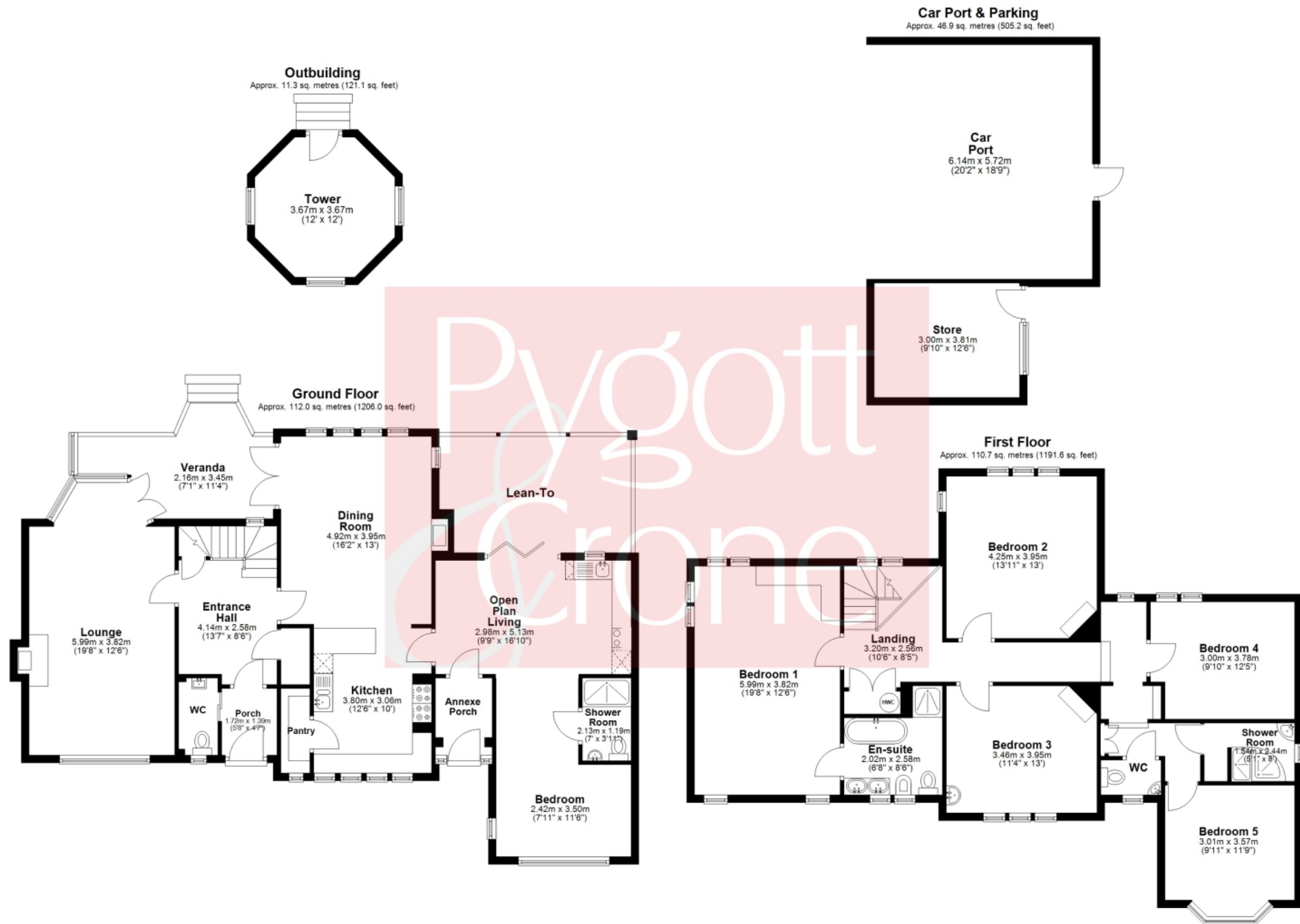
Inside, the home has been lovingly maintained by the same family for over 30 years, offering a rare opportunity to make it your own. The ground floor comprises an inviting entrance porch and hallway, a cloakroom/WC, a well-equipped kitchen with a pantry, a spacious dining room, and a comfortable lounge. Additionally, an adjoining self-contained annexe—currently operating as a successful Airbnb—features a private entrance and the flexibility to be seamlessly incorporated into the main home if desired.

Upstairs, the property boasts a family shower room, a separate WC, and five generously proportioned double bedrooms, including a main bedroom that benefits from a private en-suite.

Agent's Notes: Approved planning permission allows for the addition of an in-and-out driveway at the front of the home.





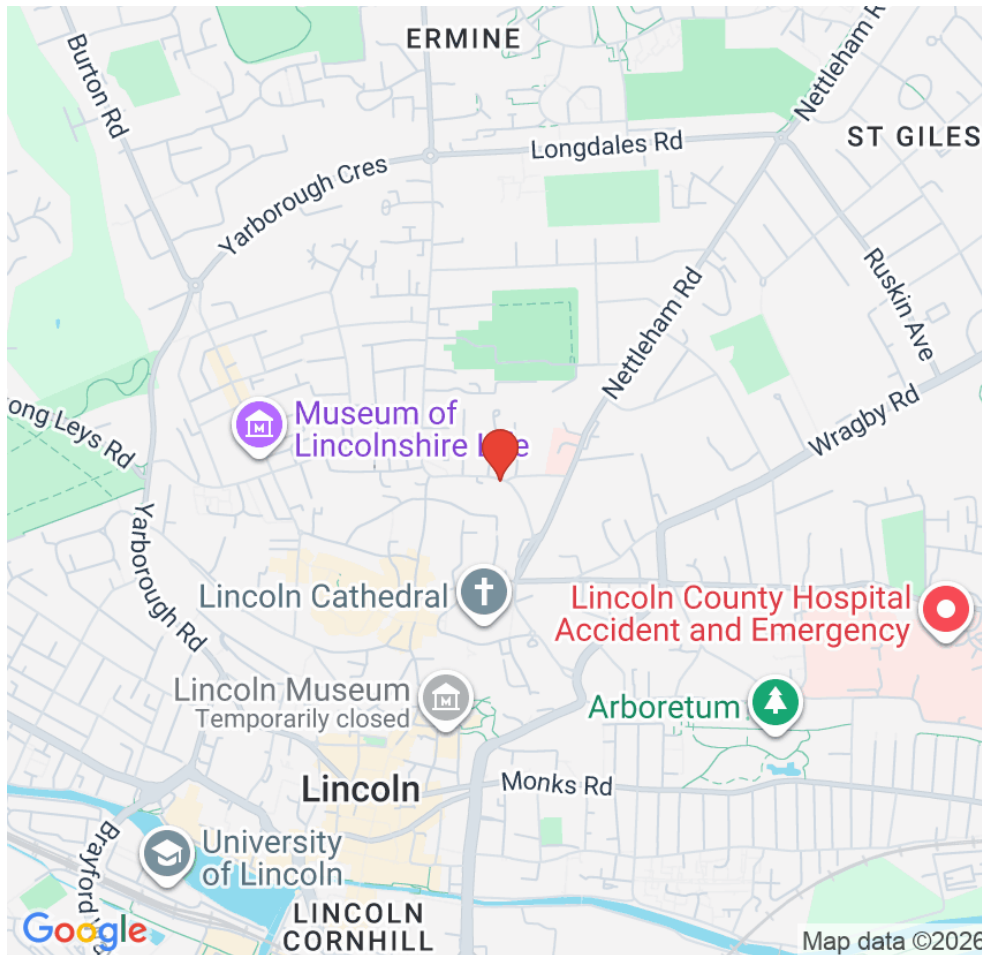


Total area: approx. 280.9 sq. metres (3023.9 sq. feet)

Floor plan created by Matte Black Media.
Plan produced using PlanUp.



Location



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An advertisement for Pygott Crone. It features a woman with blonde hair smiling while looking at a laptop. The text and icons are overlaid on a dark background. The Pygott Crone logo is in the top left, and a Platinum Trusted Service Award badge is in the top right. The main headline is "Book your free, property valuation." Below this are three service highlights with icons: "24/7 Customer Service", "£0 Upfront Fees to Pay", and "On average, 98% of asking price achieved".

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is on the market with our Lincoln branch

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