



509 Newark Road
Lincoln, Lincolnshire, LN6 8RT

£1,250,000

9 Bedroom Detached House

- Freehold
- Substantial Family Home
- 9 bedrooms 2826 sqft (262.5 sqm)
- Additional 4-Bedroom Detached Coach House 1113 sqft (103.4 sqm)
- Potential for commercial
- Health Care, Educational
- 0.776 acres (0.314 ha)
- EPC Rating - D (4-Bedroom House), Council Tax Band - C
- EPC Rating - D (Main House), Council Tax Band - F

[Click here to access the Energy Performance Certificate for 509 Newark Road, Lincoln, Lincolnshire, LN6 8RT](#)



Overview

An excellent opportunity to acquire this substantial detached 9 bedroom family home with separate former 4 bedroom coach house on a large site area of 0.776 acres (0.314 ha). The property has a number of uses including residential, former care home, clinic. The agents believe the property would suit not only a superb substantial family home, but would also suit commercial, health, specialist care home, educational uses or residential redevelopment.

Location



The property is situated in an established and popular residential area of the city. It is close to all local amenities and is within 2 miles of the city centre to the North and 2 miles from the A46 to Newark and the A1 to the South. The property is close to all local amenities including the supermarkets of Asda, Sainsburys. There are a number of excellent local schools, leisure centres and it is also close to the North Hykeham train station with easy access to Lincoln City and Newark to the south with access links to the main network to London's Kings Cross. Lincoln is a cathedral city and district in Lincolnshire, of which it is the county town. In the 2021 Census, the city's district had a population of 103,813. The 2021 census gave the urban area of Lincoln, including Bracebridge Heath, North Hykeham, South Hykeham and Waddington, a recorded population of 127,540. The city is the home to many Hi-Tech defence and gaming companies. The city has an excellent university and several col

ACCOMMODATION

The property comprises a substantial attractive residential house built in 1908 with former coach house to the rear. The property sits on a substantial site area of 0.776 acres (0.314 ha). The property has an outside timber store/workshop, outside WC and a greenhouse. The property has an elevated patio and BBQ area. The gardens have well kept and landscaped mature gardens. The property also has a separate gated access to the Coach House if needed via the rear cul de sac. The whole plot is fully fenced with gated access to Newark Road.

The accommodation comprises a main house extending to approximately 2,826 sq ft (262.5 sq m). The ground floor features an attractive entrance hall, lounge, games room, clinic, a spacious kitchen/diner, pantry, various storage areas, utility room, and laundry facilities. There is also an independently accessed clinic with a waiting room and WC, which can be reached via steps or a disabled access ramp at the rear of the property.



The first floor offers a large landing leading to a family bathroom, separate shower room, and nine bedrooms, three of which benefit from en-suite facilities.

The coach house accommodation briefly comprises an entrance hallway, lounge opening into a conservatory, fitted kitchen, dining room, and a fourth bedroom with its own en-suite on the ground floor. The upper floor includes three further bedrooms and a family bathroom.

SERVICES

Mains Water, gas, electricity and drainage are connected to the property. The main house has been recently fitted with a 70 KW commercial gas boiler at a cost of in excess of £15000.

TENURE

The property is offered for sale with vacant possession or can be sold with the existing tenants and the users of the clinic. The Coach House is let at £1200 pcm and the Clinic at £1000 pcm. The property is also successfully used as an Air B and B.

RATES

Main house has a council tax band of F, The former Coach House has a council tax band of C





Newark Road, Lincoln, LN6

Ground Floor Net Internal Area = 703 sq ft / 65.3 sq m

First Floor Net Internal Area = 410 sq ft / 38.1 sq m

Total = 1113 sq ft / 103.4 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS3 Commercial). © nlcocom 2025. Produced for Pygott & Crone. REF: 1387725



Location



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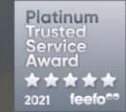
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