







## ST. NICHOLAS HOUSE

### *Uphill living*



St Nicholas House is a Grade II listed former Rectory.  
Situated on Newport in the Cathedral City of Lincoln, it offers a contemporary  
style of living within an historic setting.

This luxury development offers 4 elegant Apartments and 2 individual Townhouses, all within  
landscaped gardens and easy walking distance of the Cathedral and Bailgate.



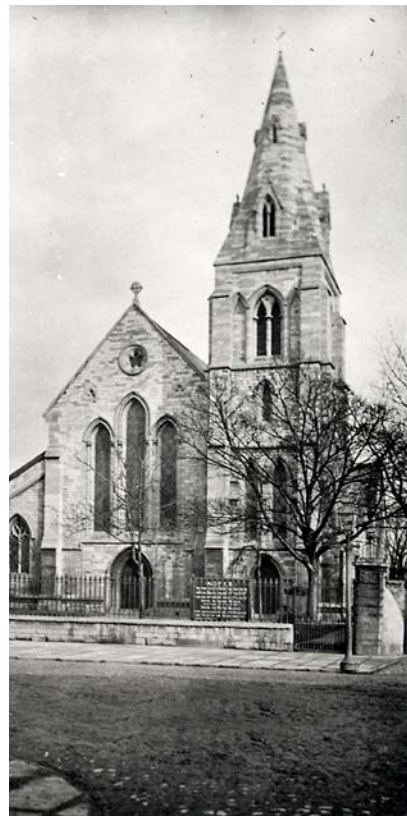
## THE RECTORY

### *An historic house*



**S**ituated moments from St Nicholas Church and originally known as The Rectory, St Nicholas House was built in 1879 for Canon Frederick W. Blenkin, who was rector of the Church and Parish of Newport between 1861 and 1901. The new rectory was designed in the Queen Anne Revival style by the famed Lincoln architect William Watkins, who was also responsible for many of Lincolnshire's well-known buildings including the Grantham Guildhall.

St Nicholas Church itself was designed and built in 1839 by the renowned architect Sir George Gilbert Scott, who is credited with the design of St Pancras Station and the Albert Memorial in London. The stained glass windows in the South and East aisles, and many other significant additions were brought about during the forty-year term of Canon Blenkin.







## CONSERVATION

### *A sympathetic revival*



Working closely with the planning authority and building conservation experts, St Nicholas House has had its Queen Anne Revival exterior and tall brick decorated chimney stacks sensitively restored to their 19th Century splendour.

Internally, careful work has been carried out to clean and renovate original cornices, skirting's and door cases. The gardens surrounding St Nicholas House contain several mature native trees and a landscaping plan has been respectfully implemented to better compliment the setting and views.

Each Apartment and Townhouse has a unique identity and offers a different aspect over the gardens and towards the Cathedral. Many of the Apartments and Townhouses contain original features including: stained glass windows, cornicing, wooden floors and fire surrounds.

## SPECIFICATION

### *All in the detail*



Each of the 4 Apartments and 2 Townhouses within St Nicholas House have been designed to make the most of the original features and layout of the historic house. Every apartment has its own unique feel determined by a range of factors including; period features, garden views, individual front doors and private gardens. Sizes range from two bedroom Apartments offering 1,172 square feet up to three bedroom Townhouses, offering 1,320 square feet. All Apartments and Townhouses include contemporary, spacious kitchens and well-appointed bathrooms.

Two car parking spaces are included with each Apartment and Townhouse. The communal gardens will be available to all residents to use. Two of the four Apartments come with their own private garden terrace, whilst both Townhouses enjoy private gardens and car parking.

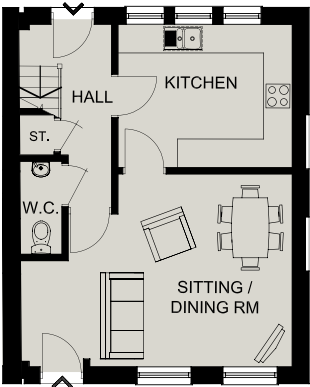


# TOWNHOUSE 01

Gross Internal Floor Area 1100 sq.ft / 102.13 sq.m

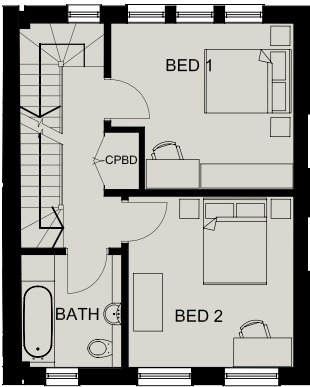


ST NICHOLAS HOUSE  
LINCOLN



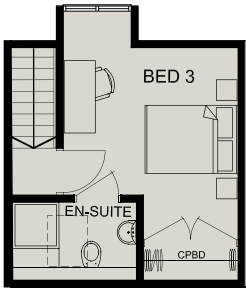
GROUND FLOOR

Hall	3.31 x 1.22m		10'10" x 4'3"
Kitchen	2.99 x 3.50m		9'10" x 11'5"
Living / Dining	5.67 x 4.03m		18'7" x 13'3"
W.C	0.87 x 1.82m		2'10" x 6'0"
Store Cupboard	0.72 x 1.42m		2'4" x 4'8"



FIRST FLOOR

Bedroom 1	3.71 x 3.46m		12'2" x 11'4"
Bedroom 2	3.56 x 3.45m		11'8" x 11'4"
Bathroom	2.34 x 2.09m		7'8" x 6'10"
Landing	0.90 x 3.78m		2'11" x 12'5"
Airing Cupd.	0.50 x 1.14m		1'8" x 3'9"

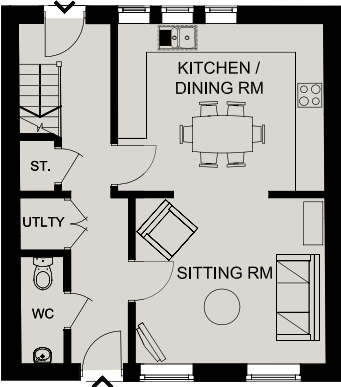


SECOND FLOOR

Bedroom 3	3.30 x 4.42m		10'10" x 14'6"
Landing	0.93 x 0.99m		3'6" x 3'3"
Cupd. (Wardrobe)	1.86 x 0.69m		6'1" x 2'3"
Ensuite	1.55 x 2.23m		5'1" x 7'4"

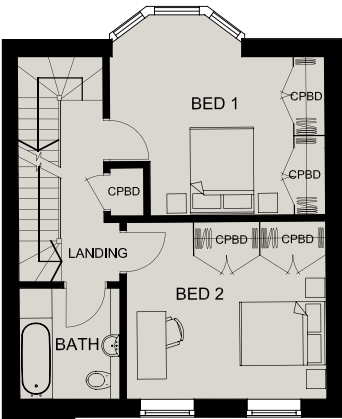
# TOWNHOUSE 02

Gross Internal Floor Area 1320 sq.ft / 122.61 sq.m



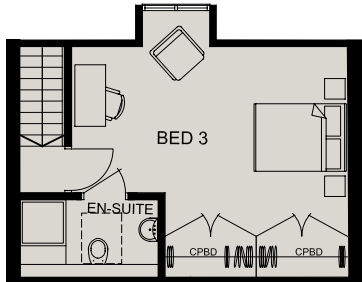
GROUND FLOOR

Hall	7.11 x 1.20m		23'4" x 3'11"
Kitchen	4.33 x 3.49m		14'2" x 11'5"
Living / Dining	3.99 x 3.50m		13'1" x 11'6"
W.C	0.90 x 1.97m		2'11" x 6' 6"
Utility	0.92 x 1.41m		3'0" x 4'7"
Store Cupboard	0.73 x 1.53m		2'5" x 5'0"



FIRST FLOOR

Bedroom 1	4.40 x 3.29m		14'6" x 10'10"
Bedroom 2	4.18 x 3.70m		13'9" x 12'2"
Bathroom	2.09 x 2.32m		6'10" x 7'7"
Landing	0.90 x 3.78m		2'11" x 12'5"
Airing Cupboard	0.70 x 0.99m		2'4" x 3'3"



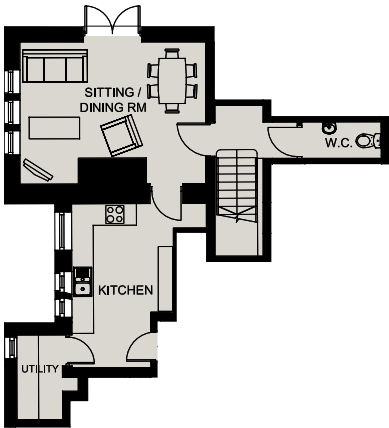
SECOND FLOOR

Bedroom 3	4.42 x 5.33m		14'6" x 17'6"
Ensuite	1.55 x 2.24m		5'1" x 7'4"
Landing	0.92 x 1.04m		3'0" x 3'5"
Cupd. (Wardrobe)	3.58 x 0.69m		11'9" x 2'3"



# APARTMENT 03

Gross Internal Floor Area 1172 sq.ft / 108.89 sq.m



GROUND FLOOR

Kitchen	2.65 x 4.55m   8'8" x 14'11"
Utility	1.26 x 1.25m   4'2" x 4'1"
Living / Dining	5.16 x 3.95m   16'11" x 12'11"
Hall	1.34 x 1.19m   4'5" x 3'11"
W.C.	0.91 x 2.21m   3'0" x 7'3"



FIRST FLOOR

Bedroom 1	5.16 x 3.64m   16'11" x 11'11"
Bedroom 2	4.46 x 2.61m   14'8" x 8'7"
Bathroom	2.16 x 3.13m   7'1" x 10'3"
Landing	1.90 x 3.57m   6'3" x 11'9"
Landing 2	1.04 x 4.10m   3'5" x 13'5"
Cupbd. / Store	0.86 x 1.90m   2'3" x 6'3"
Cupbd. / Store2	1.05 x 0.61m   3'5" x 2'2"



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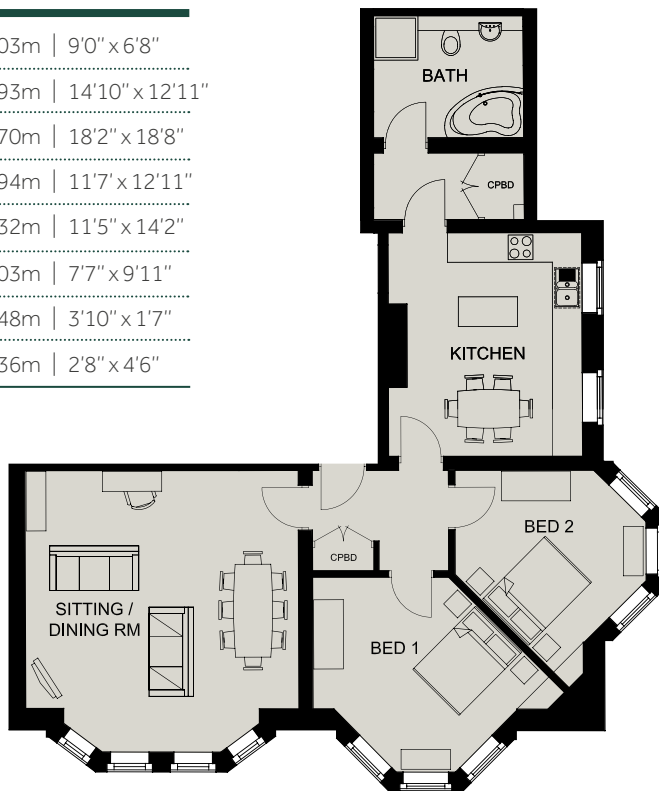


## APARTMENT 04

Gross Internal Floor Area 1020 sq.ft / 94.80 sq.m



Hall	2.75 x 2.03m	9'0" x 6'8"
Kitchen	4.52 x 3.93m	14'10" x 12'11"
Living / Dining	5.53 x 5.70m	18'2" x 18'8"
Bedroom 1	3.53 x 3.94m	11'7" x 12'11"
Bedroom 2	3.47 x 4.32m	11'5" x 14'2"
Bathroom	2.31 x 3.03m	7'7" x 9'11"
Cupb./ Store	1.18 x 0.48m	3'10" x 1'7"
Cupb./ Store 2	0.81 x 1.36m	2'8" x 4'6"

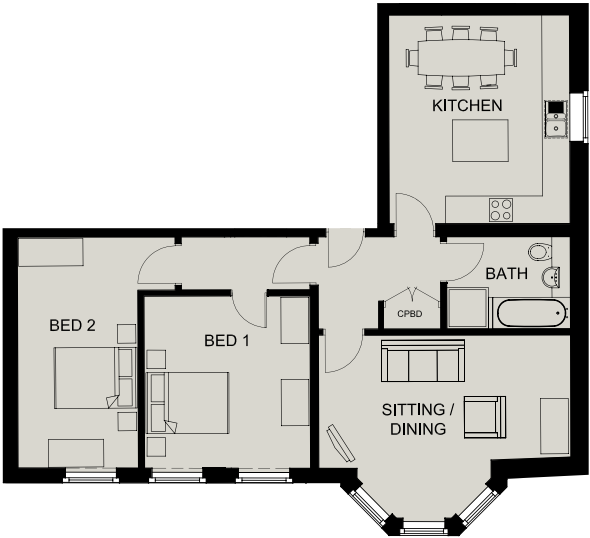


# APARTMENT 05

Gross Internal Floor Area 872 sq.ft / 81.02 sq.m



ST NICHOLAS HOUSE  
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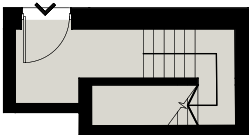
Hall 1	2.66 x 2.00m		8'9" x 6'7"
Hall 2	1.16 x 2.80m		3'10" x 9'2"
Kitchen	3.93 x 4.52m		12'11" x 14'10"
Living / Dining	3.98 x 5.48m		13'1" x 18'0"

Bedroom 1	3.60 x 3.73m		11'10" x 12'3"
Bedroom 2	3.42 x 5.00m		11'3" x 16'5"
Bathroom	2.69 x 2.00m		8'10" x 6'7"
Cupbd. / Store	1.25 x 4.69m		4'1" x 15'5"



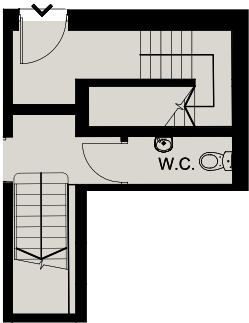
# APARTMENT 06

Gross Internal Floor Area 1309 sq.ft / 121.61 sq.m



## GROUND FLOOR

Hall	2.68 x 1.03m   8'10" x 3'5"
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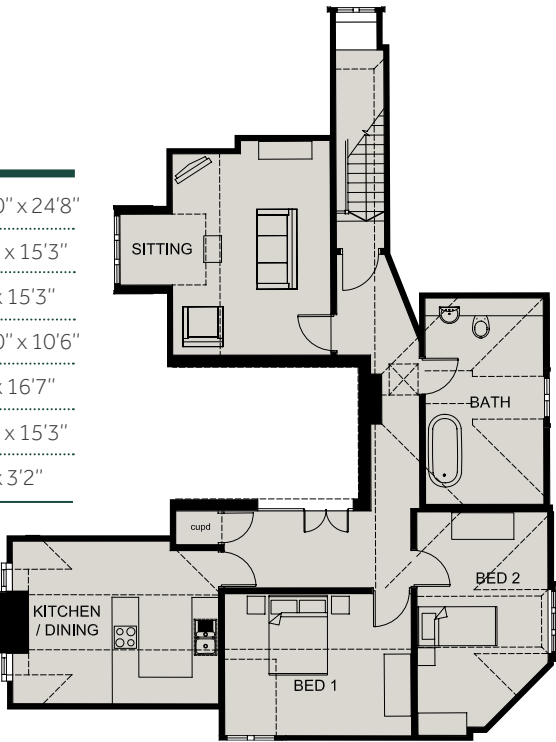
## FIRST FLOOR

Landing	3.22 x 1.27m   10'7" x 4'2"
W.C	1.03 x 3.12m   3'5" x 10'3"

## SECOND FLOOR

Landing	4.21 x 7.52m   13'10" x 24'8"
Living Room	4.76 x 4.65m   15'7" x 15'3"
Bathroom	2.67 x 4.65m   8'9" x 15'3"
Bedroom 1	4.21 x 3.21m   13'10" x 10'6"
Bedroom 2	2.96 x 5.05m   9'9" x 16'7"
Kitchen / Dining	3.67 x 4.65m   12'0" x 15'3"
Cupbd. / Store	0.76 x 0.96m   2'6" x 3'2"

\* Plan area of stair cases not included







# HISTORIC LINCOLN

## *A place in time*



**S**t Nicholas House is situated on the corner of St Johns Road and Newport, moments away from the historic Cathedral Quarter of the City of Lincoln.

Lincoln is accessible from the A46 dual carriageway, which directly connects it with Newark (A1M) and Leicester (M1). The A15 follows the ancient Roman road both North to Hull and South to Peterborough.

Railway links are good, with Newark Northgate Station and the East Coast Mainline only 19 miles away. Also, Lincoln Central Station has a regular return train to London Kings Cross Station.



john roberts architects



Sales: Ben Kendall

T: 01522 504 304

E: [info@jhwalter.co.uk](mailto:info@jhwalter.co.uk)

1 Mint Lane | Lincoln

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