

EAST GATE HOUSE

8 Luxury Residences



BROWN & CO



CHERRY TREE HOMES

CONTENTS

4 THE VISION

An introduction to a landmark restoration, where timeless heritage is re-imagined as an exclusive collection of eight residences.

9 THE LEGACY

Celebrate the rich history and architectural grandeur of this period property, carefully preserved for modern living.

12 THE RESIDENCES

Six individually designed apartments, alongside two thoughtfully crafted new-build residences.

29 CRAFTED INTERIORS

A closer look at the bespoke finishes, considered layouts, and luxurious details that define each home.

36 THE LIFESTYLE

Discover the prestige of the surrounding location, from cultural landmarks to fine dining, leisure, and green spaces.

40 THE INVITATION

Your next step towards securing one of these limited residences and becoming part of this distinguished address.





THE VISION

Our vision for Eastgate House is to honour the distinguished heritage of this period residence while crafting a collection of 8 residences that speak to today's most discerning lifestyles. Every detail of the conversion has been guided by a commitment to preserve the building's original grandeur – from its imposing architecture and mature setting to the sense of character that has defined its history – while introducing the elegance, comfort, and sophistication expected of modern living. The result is a rare opportunity: a home of timeless distinction, perfectly attuned to contemporary expectations.



An exclusive conversion of a period property in the heart of Lincoln's Conservation Area – elegant living with a story to tell.



With two sensitively designed new-build residences, thoughtfully introduced within Lincoln's Conservation Area – modern homes that respect their surroundings.

THE LEGACY

For generations, Eastgate House has remained a quietly hidden presence along Wragby Road — an understated gem set behind mature walls and trees, its period architecture largely concealed from view. Tucked away from the bustle of the street, its character and heritage echo the rich history of Lincoln's historic heart, known more intimately to those who have passed through its gates than to the wider public.

Once serving as a residence connected to the city's renowned schools, the building has long played a subtle yet meaningful role in the life of the community. Today, its legacy is being carefully revealed through a sensitive transformation — preserving the elegance and stature of the original residence while reimagining it as apartments for modern living.





THE RESIDENCES

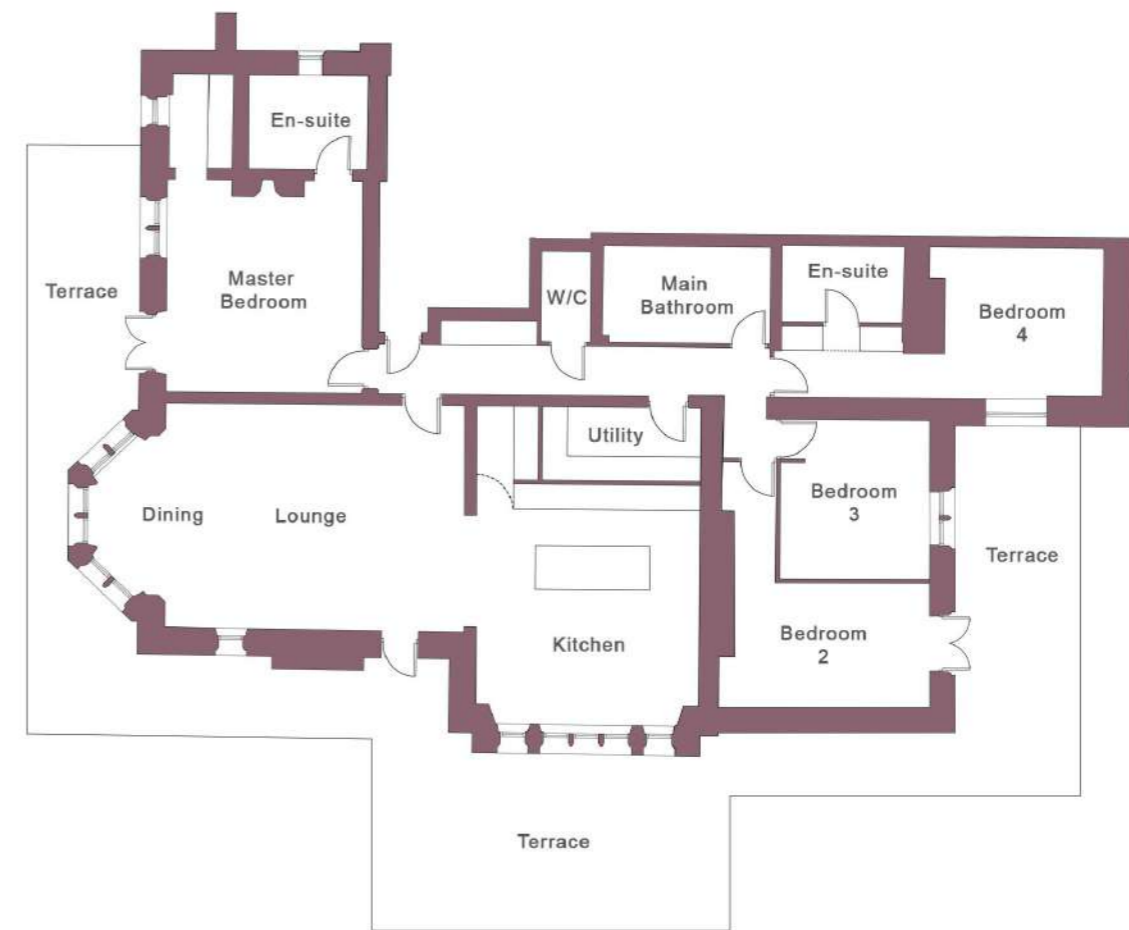
Within the historic walls of Eastgate House, six individually crafted apartments have been thoughtfully created, each celebrating the building's period character while seamlessly introducing refined modern living. The conversion has been meticulously delivered to meet current building regulations, offering buyers complete confidence and peace of mind.

Together, they form a truly distinctive collection — blending heritage charm with contemporary sophistication, and giving residents the opportunity to choose between the timeless character of a conversion and the clean, modern appeal of a new build.

APARTMENT 1

2,418Sq.ft

Apartment One is an impressive four-bedroom residence on the lower ground floor, combining generous proportions with contemporary design. At its heart is a spacious open-plan kitchen, dining and living area, thoughtfully arranged to create a seamless and sociable living space. The two principal bedrooms both boast dressing rooms and en-suite shower rooms, whilst the remaining bedrooms are served by a spacious family bathroom. Throughout, the layout has been carefully considered to maximise natural light, enhance flow and provide excellent storage, creating a refined and practical environment perfectly suited to modern living. Externally, the apartment benefits from a large private garage, an allocated parking space within the communal car park, and an expansive private wrap-around terrace.



APARTMENT 2

1,980sq.ft

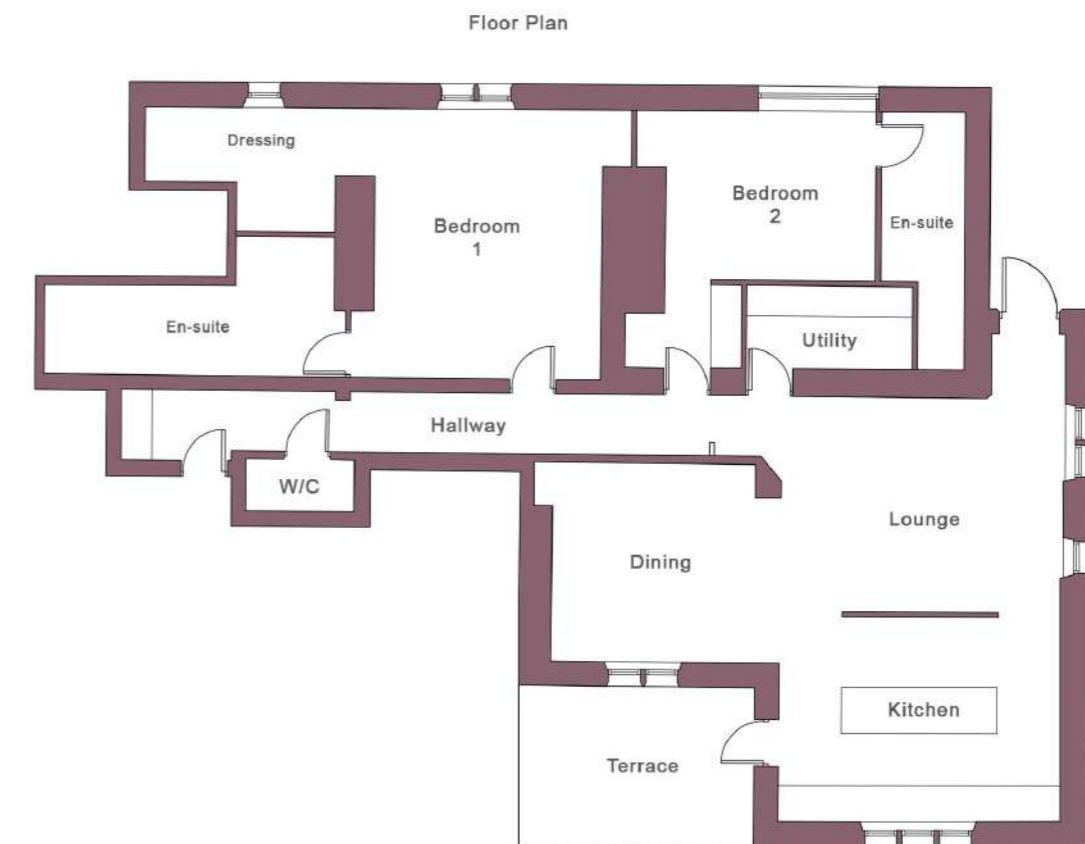
Apartment Two is an elegant three bedroom ground floor residence designed with modern living in mind. At its centre is a spacious open-plan kitchen, dining and living area, creating a bright and inviting space ideal for both everyday living and entertaining. Two of the bedrooms benefit from stylish en-suite shower rooms, while the third is served by a contemporary family bathroom. The layout has been carefully considered to offer generous proportions and a smooth, modern flow throughout, resulting in a home that is both highly functional and beautifully presented. Outside the apartment will have a private garage, one parking space in the communal car park and a private balcony.



APARTMENT 3

1,786sq.ft

Apartment Three is an elegant two-bedroom ground floor residence, well planned for contemporary living. At its centre is a spacious open-plan kitchen, dining and living area with a separate utility, creating a bright and practical space for everyday use and entertaining. The principal bedroom offers a large walk-in dressing room and a generous en-suite bathroom, whilst the second bedroom also benefits from a well-appointed en-suite shower room. The layout offers generous proportions and a straightforward, efficient flow throughout. Externally, the apartment benefits from two allocated parking spaces within the communal car park and a private terrace.



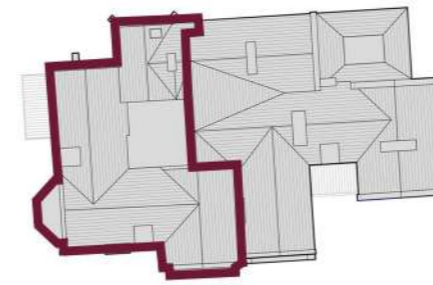
APARTMENT 4

2,813Sq.ft Duplex

Apartment Four is a stunning duplex apartment set across the first and second floors. The lower floor comprises a spacious open-plan kitchen, dining and living area. A separate WC and utility room are also located on this level, along with two well-proportioned bedrooms, each with stylish en-suite shower rooms, one of which includes a dressing room. The upper floor hosts the principal suite, complete with a dressing room and en-suite bathroom, alongside a further en-suite bedroom and a second reception room, all arranged around a contemporary internal courtyard that provides a completely private outdoor space. The apartment also enjoys superb views over the communal grounds, with glimpses of the iconic skyline of Lincoln Cathedral. Externally, the apartment benefits from a private garage, an allocated parking space within the communal car park and a terrace.



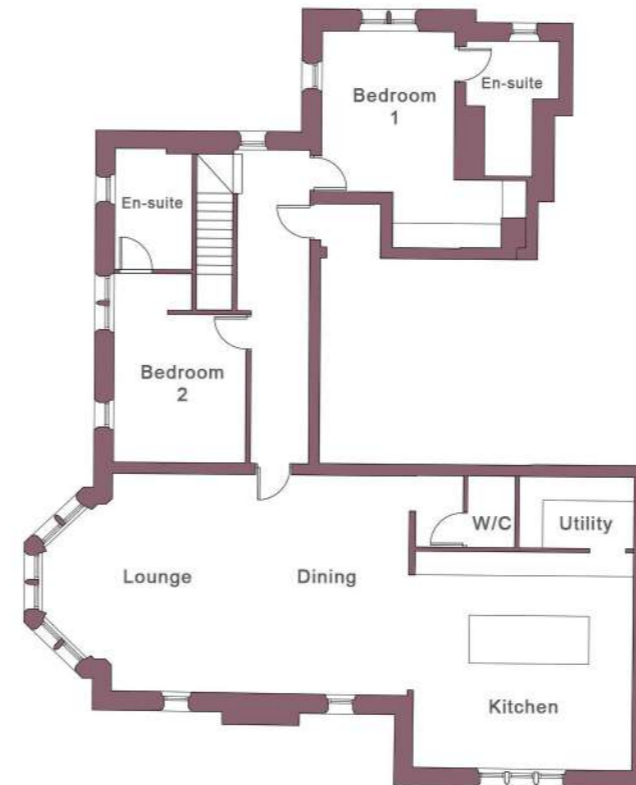
Roof Plan



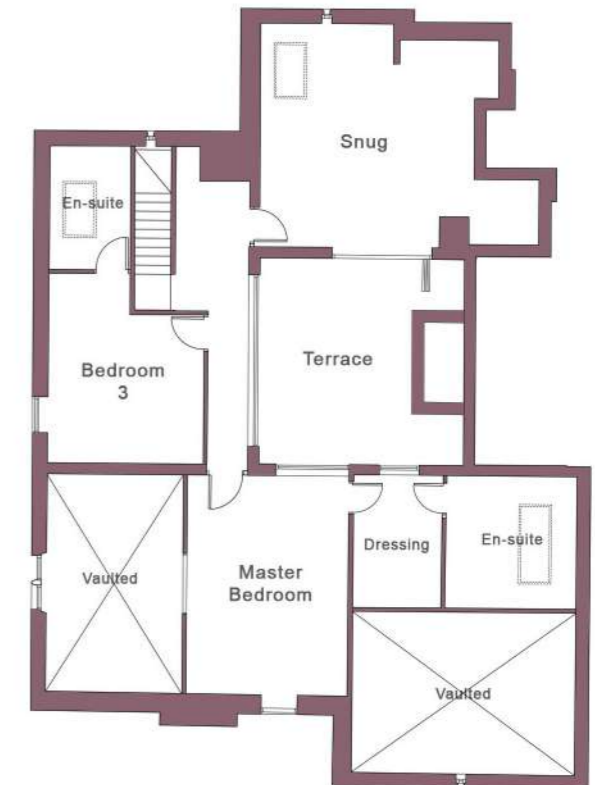
South Elevation



Ground Floor



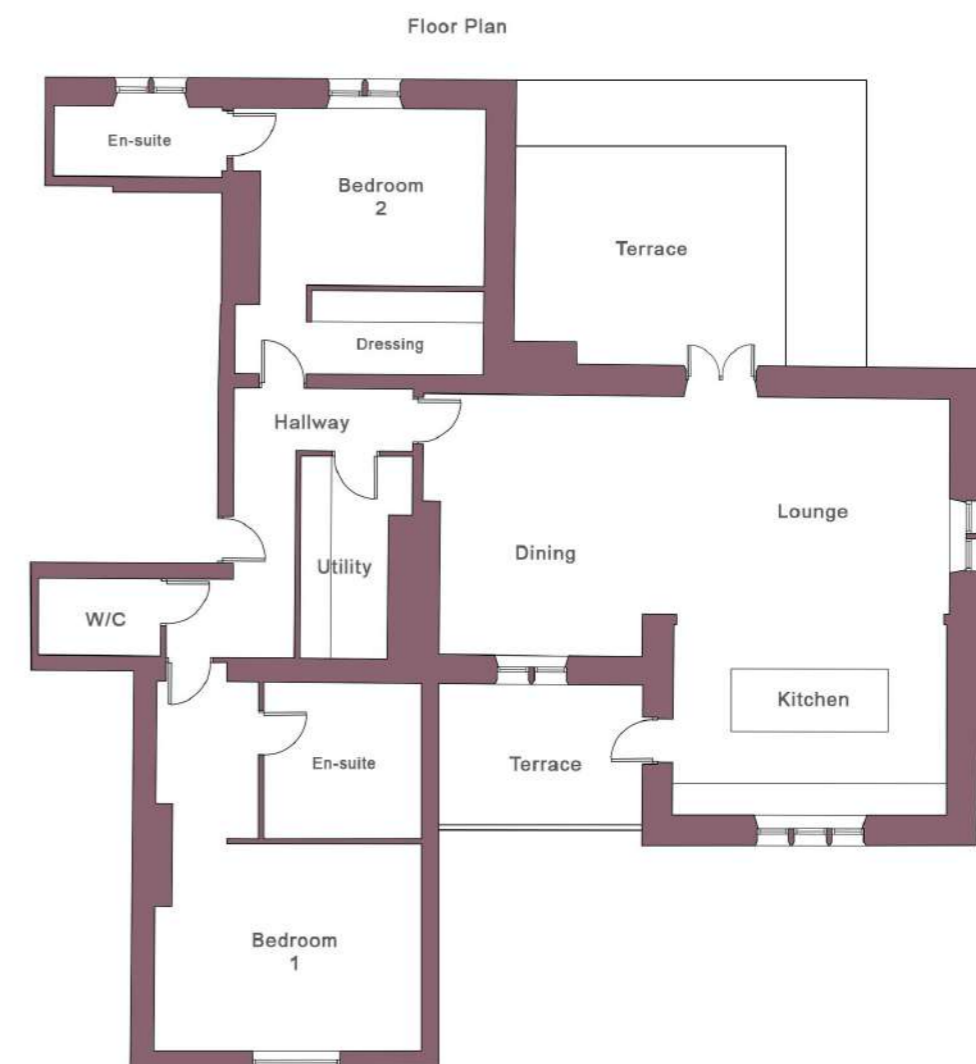
First Floor



APARTMENT 5

1,712sq.ft

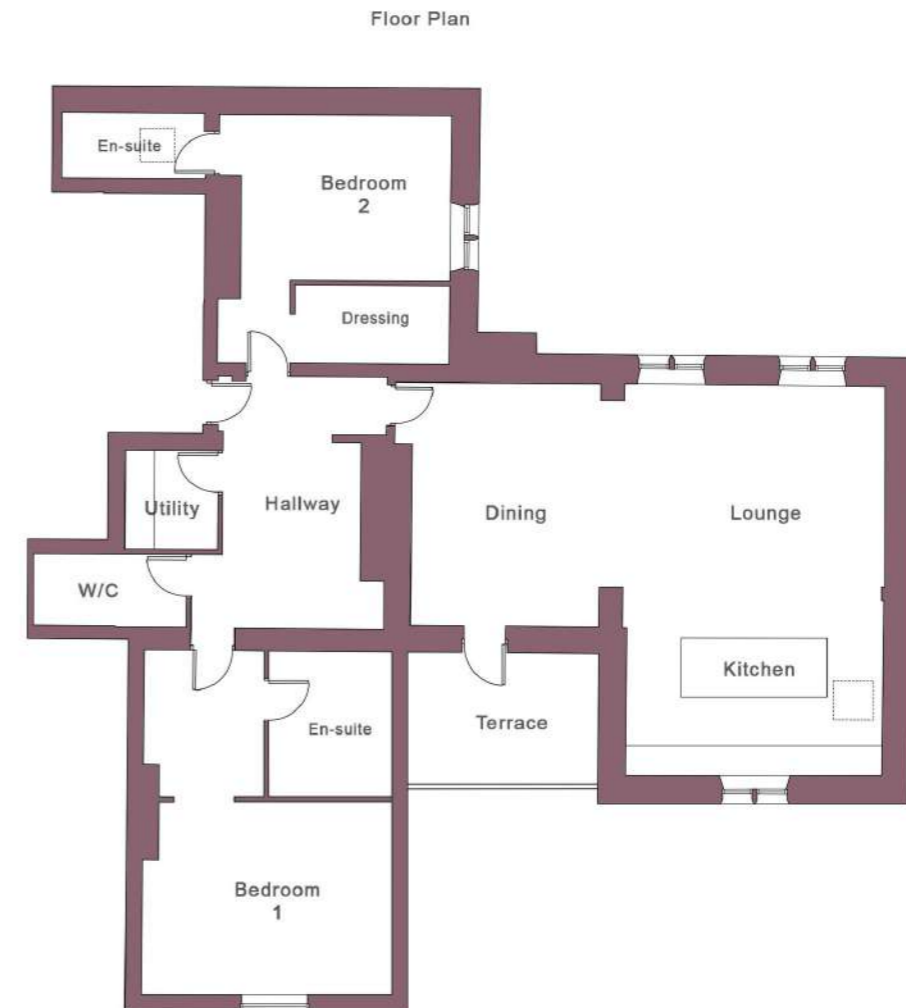
Apartment Five is an elegant two-bedroom first floor residence, thoughtfully planned for contemporary living. At its centre is a spacious open-plan kitchen, dining and living area with a separate utility, creating a bright and inviting space ideal for both everyday living and entertaining. Both bedrooms benefit from stylish en-suite shower facilities and dressing rooms. The layout has been carefully considered to offer generous proportions and a smooth, modern flow throughout, resulting in a home that is both highly functional and well presented. Externally, the apartment benefits from two allocated parking spaces within the communal car park and two private terraces.



APARTMENT 6

1,739Sq.ft

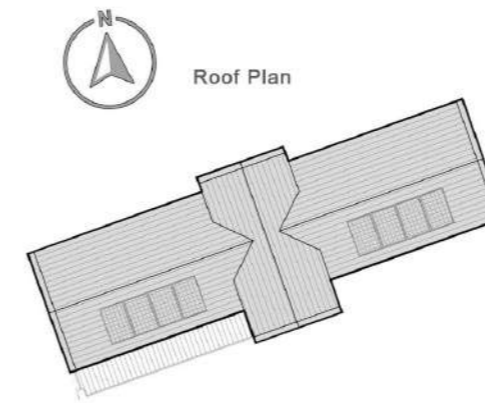
Apartment Six is an elegant two-bedroom second floor residence, designed for comfort and practicality. At its centre is a spacious open-plan kitchen, dining and living area with a separate WC and utility, creating a bright and inviting space ideal for both relaxed living and social gatherings. Both bedrooms benefit from stylish en-suite shower rooms with dressing rooms. The layout has been carefully considered to offer generous proportions and a smooth, modern flow throughout, resulting in a home that is both highly functional and well presented. Externally, the apartment benefits from two allocated parking spaces within the communal car park and a private terrace.



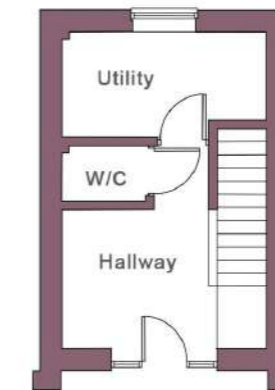
THE COACH HOUSE

1,445 Sq. ft

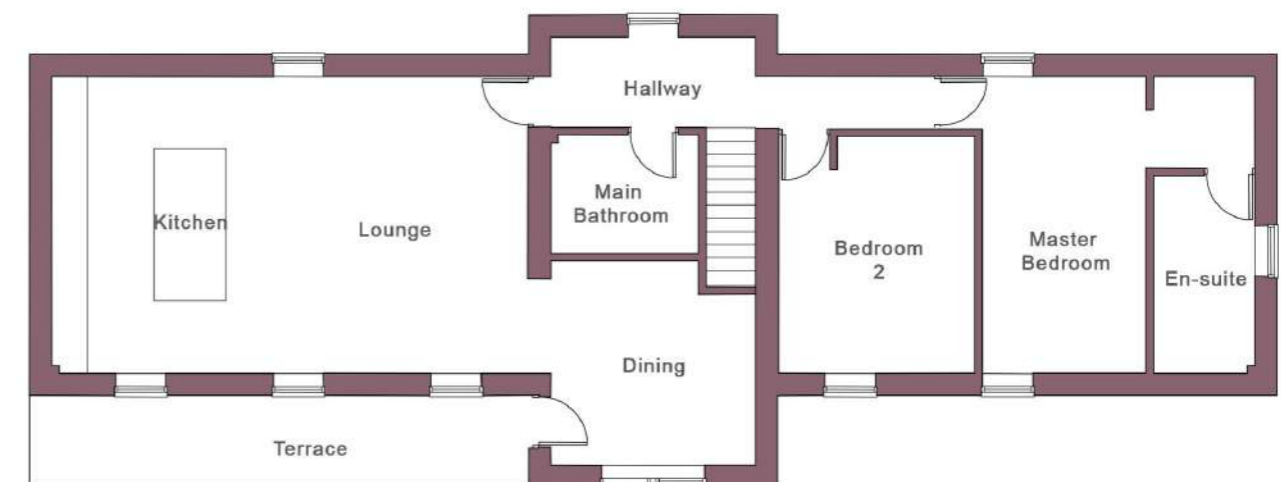
“The two-storey Coach House is a well-designed new addition to the development. The ground floor comprises a utility room, lobby and WC, with access to a generous garage. The first floor accommodates a spacious open-plan kitchen, dining and living area, enhanced by vaulted ceilings that create a strong sense of space and natural light. This level also includes a principal bedroom with an en-suite shower room, and a further double bedroom served by a family bathroom. The living accommodation benefits from access to a large south-facing terrace. The layout offers well-balanced proportions and a natural flow throughout. It will also include a small garden to the rear.



Ground Floor



First Floor



EASTGATE LODGE

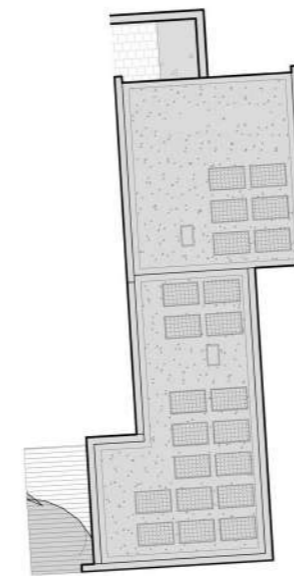
1,604 Sq. ft

Eastgate Lodge is a newly constructed single-storey home forming part of the development, centred around a generous open-plan kitchen, dining and living space that brings together practicality and comfort.

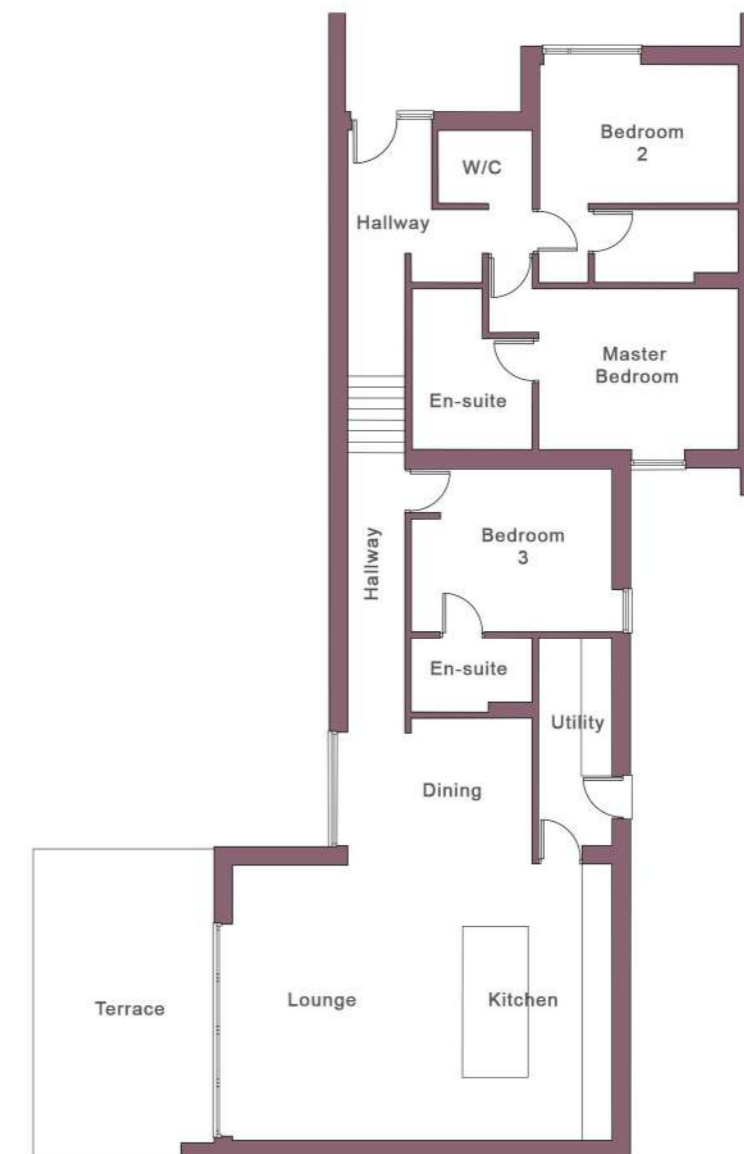
Additional accommodation includes a utility room, lobby and WC, along with three well-sized double bedrooms, each complete with its own en-suite shower room. The internal layout is efficiently arranged to maximise space and usability throughout. Outside, the property benefits from two allocated parking spaces within the communal car park, as well as private terraces to both the front and rear.



Roof Plan



South Elevation



CRAFTED INTERIORS

This renovation of a period property brings together the home's original character with a fresh, contemporary edge, retaining features such as ornate detailing and fireplaces while introducing modern elements including bespoke joinery, clean architectural lines, and subtle finishes. The result is a space that feels both timeless and current — where heritage detail and modern design work in harmony to create a home that is as functional as it is beautiful.





Krantz DESIGNS

In partnership with Krantz Kitchens, an award winning specialist in bespoke kitchen design, each apartment features a beautifully crafted space that blends timeless elegance with contemporary functionality. Renowned for their meticulous attention to detail and refined craftsmanship, Krantz have created kitchens that are as practical as they are visually striking. From tailored cabinetry to carefully curated finishes, these spaces form the heart of each home, elevating everyday living through considered design and exceptional quality.

LUSO

To complement the architectural integrity of the building, we have specified sanitaryware and fittings from Lusso Bathrooms, a British brand renowned for its sculptural forms and refined detailing. Their timeless designs combine contemporary elegance with exceptional craftsmanship, ensuring each bathroom reflects the same quality and attention to detail found throughout the development. The result is a space that feels both indulgent and enduring.





THE LIFESTYLE

Eastgate House, Wragby Road, enjoys a prestigious address that places residents at the heart of Lincoln's most desirable offerings. Just moments from the historic Cathedral Quarter, with its cobbled streets, fine dining, and boutique shopping, the location balances heritage charm with modern sophistication. Exclusive leisure and cultural attractions are complemented by excellent schools and seamless connections across the region, making it a setting that appeals as much to families as to professionals.

Surrounded by open green spaces yet only a short distance from the vibrant City Centre, Eastgate House offers a lifestyle defined by elegance, convenience, and distinction.

LOCALITY

A distinguished address offering unrivalled access to the City's most celebrated destinations

SCHOOLS

- St Peter C of E Infant School – 1 minute walk
- Lincoln Minster School – 2 minute walk
- Lincoln Minster Preparatory School – 9 minute walk
- Lincoln Christ's Hospital School – 11 minute walk

TRANSPORT

- Lincoln Bus Station – 17 minute walk
- Lincoln Train Station – 18 minute walk

LANDMARKS

- Lincoln Cathedral – 7 minute walk
- Bishop's Palace – 8 minute walk
- The Bailgate – 9 minute walk
- Lincoln Castle – 13 minute walk
- Lincoln High Street – 13 minute walk
- Brayford Waterfront – 18 minute walk

PARKS

- Lincoln Arboretum – 5 minute walk
- Hartsholme Country Park – 13 minute drive





THE INVITATION

Eastgate House presents a rare opportunity to secure a home within one of Lincoln's most distinguished addresses.

Combining the elegance of a restored period residence with the refinement of contemporary design. This exclusive collection offers both character and comfort in equal measure.

With limited apartments available, The Invitation is simple — to become part of a landmark reborn, and to enjoy a lifestyle defined by heritage, quality, and exceptional location.

For further information, detailed specifications, or to arrange a private viewing, please contact our sales team using the details below. We would be delighted to introduce you to Eastgate House and guide you through the next steps towards securing your new home.

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