

# COUNTRY HOUSE

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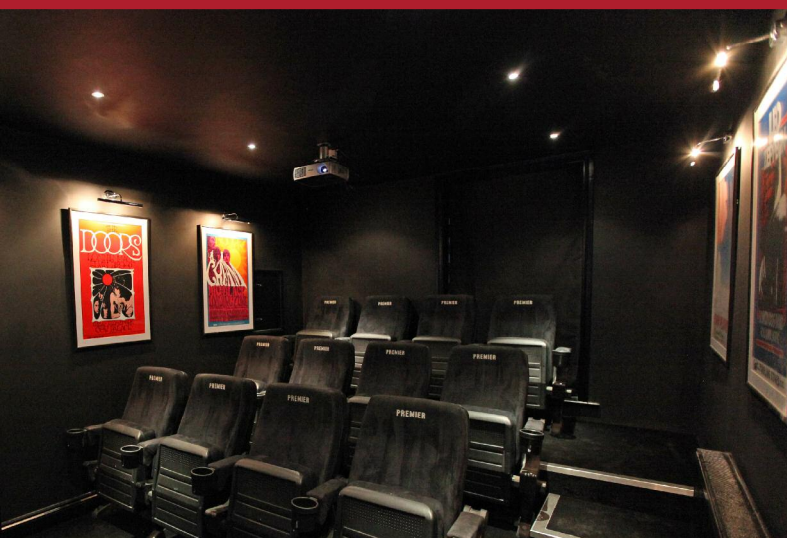
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## STICKFORD HOUSE



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# Stickford House



## STICKFORD HOUSE, BACK LANE, STICKFORD, LINCOLNSHIRE.

**An imposing Georgian Country Residence complimented by beautiful mature private grounds, which include a lake with its own island, woodland, paddocks & tennis court.**

**With stunning views towards the Lincolnshire Wolds and situated in an enviable location in the lovely village of Stickford, this imposing property boasts many period features including fine ceiling cornices, deep skirtings, marble fire places, high ceilings and an eighteenth century sweeping staircase. Having recently undergone a thorough renovation to a very high standard, this six bedroom unique mansion not only offers fabulous well proportioned reception rooms, but also a very comfortable family home with a magnificent kitchen and 12 – seat cinema. With Cat 5 networking and integrated wireless system including a facility for several telephone lines, the renovation included the installation of zoned central heating, an Andrews’s hot water system, klargester drainage, and redcare alarm. A Georgian style successfully blended with modern specification comfort. PLEASE NOTE There are further grounds providing barns, with direct access to the road and having planning permission for two dwellings available by separate negotiation to the purchaser of Stickford House. Details available from our Woodhall Spa Office**



# Stickford House

Stickford House is located to the West of the centre of Stickford in open countryside. Stickford Village lies 5 miles to the south west of Spilsby. The larger Georgian market town of Boston with its well-know 'high st' shopping and the inland Victorian village of Woodhall Spa are within easy driving distance. Peterborough with its intercity rail links is approximately 42 miles to the southwest.

**Directions** Heading north on the A16 a signpost guides you left to the Village of Stickford. Take the first left turning onto Back Lane and Stickford House can be found approximately 150 yards on the left hand side. For satellite navigation systems the postcode is PE22 8EW.

**The History** Approached by a tree lined drive; Stickford House dates from the early 1700's and was later extended in the 1750's after a particularly good Harvest! This fine residence enjoys an elevated position, being sited on a toft, which is believed to have once been part of an Iron Age settlement.

**The Accommodation – Reception Hall** The gothic style front door leads from two period stone steps into the elegant Reception Hall with its sweeping eighteenth century staircase to the first floor. Having a solid marble tiled floor laid to a classical design and original panelling under the stairs with deep moulded cornices throughout, there are arched entrances to the rooms leading off.

**Library/Sitting Room 4.8m x 4.8m (15'9 x 15'9)** Entering from the hall through an original panelled door, this relaxing room benefits from a high ceiling with deep moulded cornices, deep skirting boards, and fitted book shelves. Being dual aspect with two full height sash windows the room is light and airy with views over the grounds and the fields beyond. Not only is there a marble fire place with slate hearth but also a cosy real flame fire within the Georgian style grate.

**Cellar** Proceeding down the hall an original panelled door opens onto the stone steps leading to the cellar. There are two rooms, which have been tanked and are included in the central heating system. There is a double glazed window providing natural light if required. With fitted shelves these rooms are currently used for storage but would make an ideal den, hobby area or revert to their original use as wine cellars. The telephone system and wireless Cat 5 network are housed here along with the alarm control box.

**Drawing Room 6.8m x 4.8m (22'4 x 15'9)** Further down the hall through an arched alcove and original panelled door, the Georgian music room is now a spacious and impressive drawing room. Having a full height bay window, which almost expands to the full width of the room, this is a rather delightful place to entertain or to just sit and relax. With high ceilings and roundel, deep coving and skirtings, marble fire place, slate hearth and real flame fire in the Georgian style grate, the period feel is further enhanced by a Victorian pine floor.

**Dining Room 7.9m x 4.8m (25'11 x 15'9)** Opposite the drawing room through an arched alcove and original panelled door is the dining room which is an eighteenth century delight. Decorative columns, high ceilings, with roundels, deep moulded cornices and skirtings enhanced by a solid oak floor. Dual aspect with four large sash windows, marble fire place and slate hearth with Georgian style grate, this room also boast views of the Tudor village church and surrounding fields.

**Cinema & Multi Media Suite 4.7m x 3.3m (15'5 x 10'10)** Adjacent to the dining room entered through an original panelled door there is a cinema & Multi Media Suite, housing 12 premier authentic cinema seats built onto three-tier staging. The image is projected via high definition projector, onto a high quality screen, catering for both 16.9 and 4.3 images. The sound is driven via a powerful amplifier providing both PCM stereo and surround sound (both DTS and Dolby 5.1) this is built in a discreet cupboard along with the DVD player, SKY HD box, switching unit and high speed Internet connection. There is also plenty of shelving for DVDs, games and CDs. The sash window is fitted with a removable blackout blind with lighting provided by a combination of sunken spotlights in the ceiling and wall lights to give that authentic cinema feeling.

**Cloakroom** Through a further arch and original panelled door is the cloakroom off the hall. The marble floor continues along with the coving into the cloakroom, which has a low level WC, with pedestal wash hand basin.

**Family Kitchen 9.9m x 6.6m (32'6 x 21'8)** At the end of the hall is a panelled door, which opens into this stunning contemporary kitchen. An extensive range of subtle stone coloured units fitted both at base and eye level, with pull out larders, drawers, under-counter lights, stainless steel sinks, built-in microwave, built-in bin, twin built-in self cleaning electric fan ovens with rotisserie attachments and a built-in dishwasher. With slate style work surfaces and over counter tiling there is also space and plumbing for an American fridge. There is a centre island with a 5-ring halogen hob and extractor, with more work surfaces and units. With a stone style floor and a large dining area and seating area with bracket for large plasma TV, fitted DVD and games housing, this room is not only stunning but also family friendly. Double glazed French Doors lead out to a yorkstone terrace, which has the benefit of external lighting being ideal for al fresco eating or bar-b-ques. Being dual aspect there are also French Doors at the side, which lead down yorkstone steps to a lawned area. In addition there are double glazed Georgian style windows and roof lights. The kitchen area is lit with a combination of low voltage suspended lighting and low voltage pinhole ceiling spotlights.

**Utility/Boot Room 4.6m x 3.4m (15'1 x 11'2)** Through a panelled door of the kitchen, is the spacious utility room which has slate style tiled floor with fitted base and full height units and stainless steel sink with over count tiles. There is plumbing for a washing machine and undercounter space for a tumble drier. Formerly the scullery, there is a bar going the length of the room which was originally used to hang game, but now makes a very useful place to hang clothes to dry. There is also an attractive Victorian fireplace adjacent to fitted coat hooks and boot area.

**Gardners WC** Adjacent to the utility room with slate style flooring & low level WC and wash hand basin.

**Plant Room** Entered via a fire door from the rear entrance lobby this plant room contains the 3-phase electricity, consumer units, external lights control, zoned central heating controls along with an oil-fired pressure fed Andrews Hot Water Boiler and oil-fired Boulter Buderus Central Heating Boiler. The oil supply is fed from a bunded oil tank discreetly located away from the house behind natural screening.

# Stickford House



Also accessed from the kitchen is a secondary hall, entered via a panelled door. This hall is well lit by a large Georgian style window and leads to two bedrooms and a large bathroom. This area would also be ideal as a granny annexe, guest suite or for staff accommodation having its own front door to the drive and independent access directly to the kitchen.

**Ground Floor Bedroom Five 3.7m x 3m (12'2 x 9'10)** Adjacent to the door leading to bedroom 5 are the remains of the Victorian hatch area where farm workers would have collected their wages. The bedroom has a large Georgian style window, which offers views over the leafy paddock.

**Bathroom** Along the hall is a large bathroom with fitted bathroom suite comprising low level WC, panelled bath, shower cubicle with Aqualisa shower, tiled flooring and half tiled walls. There is a large Georgian style window and low voltage chrome ceiling spotlights.

**Ground Floor Bedroom Six 3.6m x 2.4m (11'10 x 7'10)** Dual aspect with two large Georgian style windows, this light and airy room is adjacent to the bathroom.

**First Floor** Sweeping return staircase taken from the reception hallway leading to the first floor split level landing with sash window to the front. The landing is coved to match the rest of the house.

**Master Bedroom Suite** The master suite occupies around 625ft<sup>2</sup> of the whole of the front of the house with its own landing reached by a return staircase and includes dressing room and sumptuous bathroom.

**The Bedroom 4.8m x 4.8m (15'9 x 15'9)** reached through an original panelled door is dual aspect with 4 large sash windows offering wonderful views of the grounds, lake, village church and fields beyond. With a high ceiling, coving and a roundel, there is an archway leading through to the dressing room. There are 5 double full height wardrobes, which include enclosed shoe racks and beech drawers.

**The Dressing Room 3.66m x 3.66m (12 x 12)** is lit by a large sash window and ceiling spotlights. From the master suite, stairs lead to the rear landing, which is also coved.

**Luxury Master Suite Bathroom 4.8m x 4.7m (15'9 x 15'5)** From the master Suite across the landing through an original panelled door is the magnificent master bathroom. Being dual aspect with 2 full height sash windows it offers views as far as the Boston Stump. There is a fully fitted luxury 'Maharaja' bath that fits 2 adults comfortably lying side by side. The bath sits on a raised platform with steps leading up and is equipped with Jacuzzi whirlpool type attachments, air jets and retractable shower. There is also a 'Roman' Wet Room with a Hudson Reed shower tower, which includes a large showerhead, body jets and hand shower. There are two vanity washbasins with shaver points, low level WC and bidet and two heated towel rails. The bathroom floor is tiled with part stone and has half tiled walls. The room is coved, has ceiling spotlights as well as gentler wall sconces.

# Stickford House



**Walk-in Airing Cupboard** There is plenty of shelving and radiator, zoned with towel rails to ensure bedding is aired properly all year.

**Bedroom Suite Two 5.9 x 3.5m (19'4 x 11'6)** Entering via an original panelled door, with coving and a large sash window, this room offers wonderful views. **En-Suite** Comprising of panelled bath, separate shower cubicle with Aqualisa shower, vanity basin with shaver point, low level WC, and heated towel rail. Tile floor and half tiled walls, the bathroom has coving to match the bedroom and is lit by ceiling spotlights.

**Bedroom Suite Three 5.7m x 3.2m (18'8 x 10'5)** With a Georgian arched entrance, coving and original panelled door this room has a large sash window again offering beautiful views. **En-Suite** comprising panelled bath, separate shower cubicle with Aqualisa shower, vanity basin with shaver point, low level WC and a heated towel rail. Tiled floor and half tiled walls, the bathroom is lit by ceiling spotlights and a window above the basin and has coving to match the bedroom.

**Bedroom Suite Four 8.38m x 4.88m (27'2 x 16)** Approached through an original panelled door to its own private landing down the old servants staircase. This dual aspect room has exposed beams and an attractive barrel ceiling. There are two windows, one of which is particularly attractive Georgian example. There is a built-in cupboard and suspended spotlights. **En-Suite** This is very spacious with a full height sash window,

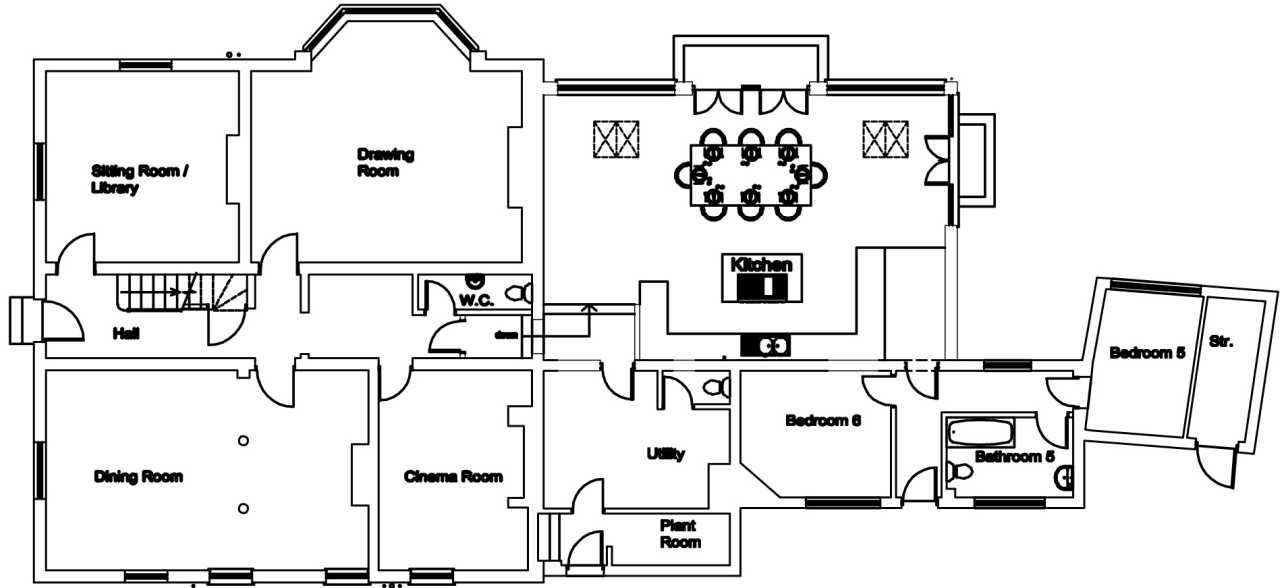
coving, panelled bath, separate shower cubicle with Aqualisa shower, low-level WC and vanity basin with shaver point. The room is half tiled with a tiled floor and heated towel rail.

**Home Office/Pool Area** There is an outdoor swimming pool that has been filled in but can easily be cleaned out having all the mechanisms still in place. The pool house is fully central heated and is currently used as a home office but would make an ideal fitness suite, games room or cottage (subject to planning). The accommodation is partly open plan with hexagon shape to the front overlooking the lovely formal gardens. The kitchen can be closed off as it has folding louvre doors and consists of units and drawers to both the base and eye level with work surface and stainless steel sink unit. Room one with skylight also contains the central heating boiler and pool mechanism in a cupboard. Room 2 with skylight, shower room with power shower, low level WC, wash hand basin, heated towel rail and tiled floor.

**Garages** There are two detached single garages. The brick garage being 6.2m x 4.1m (20' x 13'6). The timber garage being 5.5m x 3m (18' x 10)

**The Grounds in just over 5 acres (subject to measured survey)** There is a lake fringed with bullrushes with its own island providing a habitat for much wildlife. There is a tennis court, lovely woodland and an orchard with cherry and apple trees. The extensive formal gardens are principally laid to lawn with many established tree and shrub borders.

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**Ground Floor Layout**



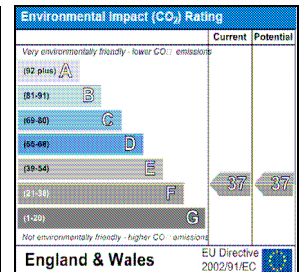
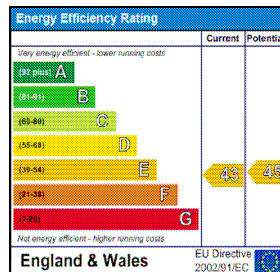
**First Floor Layout**

**SERVICES:** The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

**VIEWING:** By arrangement with the agents Woodhall Spa office, 19 Station Road, Woodhall Spa, Lincs. LN10 6QL.  
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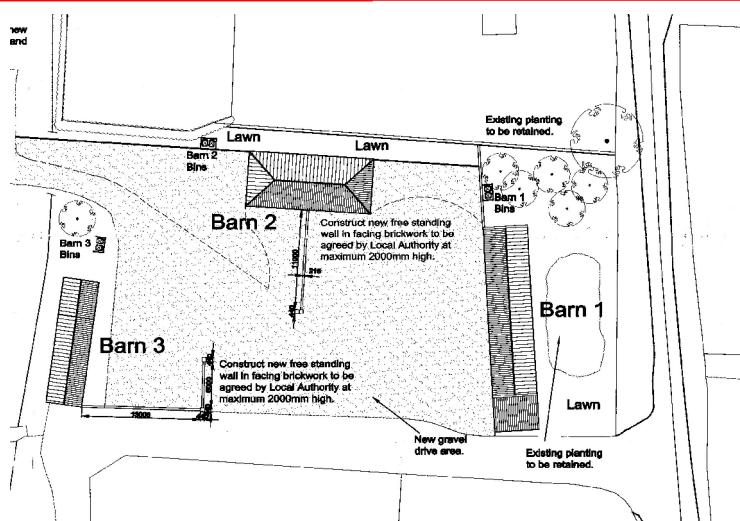
THESE PARTICULARS WERE PREPARED FEBRUARY 2011



The Energy Efficiency Rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The Environmental Impact Rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

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## **BY SEPARATE NEGOTIATION TO THE PUCHASER OF STICKFORD HOUSE**

Adjoining Stickford House and standing in large grounds there are 3 detached brick barns available with planning permission for change of use and alterations to provide 2 residential dwellings with barn 3 providing a garage and store. Details of this unique development is available from our Woodhall Spa Office.

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