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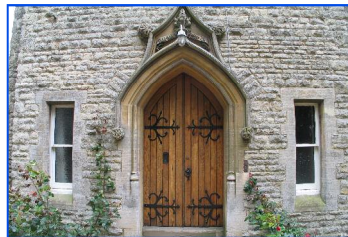
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## *Period & Listed*



### **THE OLD RECTORY, CHURCH ROAD, WADDINGHAM, DN21 4ST**

Grade II Listed Victorian Gothic style old rectory in appealing tree sheltered grounds of approximately of 1.14 of an acre (sts) designed and built in 1860 by the Diocesan Surveyor for the county, James Fowler JP, FRIBA. The house offers up period charm and character with a well balanced range of accommodation comprising in summary; Entrance Vestibule, Cloakroom, a substantial Hallway, three Formal Reception Rooms, Study, Rear Hallway, Butlers Pantry, good sized Dining Kitchen, Pantry, Scullery, Toilet, Store Room, Half Landing, Gallery Landing, Rear Service Stairs Landing, Family Bathroom, two separate Toilets, Master Bedroom with En-suite Shower Bathroom and five further well proportioned Bedrooms. A Coach House and courtyard in the grounds with the boundary to the east having an open country views.

. See the 360 degree Virtual Tour on <http://www.robert-bell.org/vt/82>  
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## HISTORY

**James Fowler JP, FRIBA**, (b. 11 December 1828, Lichfield – d. 10 October 1892, Louth) known as “Fowler of Louth”, –was an English ecclesiastical architect of the Victorian Age and whilst he is chiefly associated with the restoration and renovation of churches and schools, he was also responsible for a small selection of Lincolnshire Vicarages and Rectory’s, one of which is the Old Rectory at Waddingham. Fowler was born in Lichfield. He was a pupil of Lichfield architect Joseph Potter, and trained at Manchester. He was the Diocesan Surveyor for Lincolnshire between 1871 and 1886, and was for five times the mayor of Louth

This Grade II Listed house offers striking period gothic detailing including a stilted main entrance doorway with moulded reveals, head, hood, stops and finial with above a stone scroll inscribed "Nunc Huic Nunc Illi – Now in this, now in that"; stone mullion windows some with decorative stone tracery in the form of debased geometric arches with trefoil heads; decanted bay windows with fish scale slate roofs; a fine geometric patterned staircase with carved splat balusters and newels with turned bases, deep moulded cornice work and yet more.

## ACCOMMODATION

**ENTRANCE VESTIBULE** [10’ 1” x 7’ 7” (3.07m x 2.31m)] with Gothic main double entrance door with heavy door furniture, small sash window providing view out over the driveway with dropped box shutter, exposed floorboards and power points. Gothic archway with stripped pine detailed double doors with glazed panels and accompanying glazed fan/side lights and door through to

**CLOAKROOM** [7’ 7” x 4’ 9” (2.31m x 1.45m)] having two small sliding sash window with box shutter looking out into grounds; pedestal wash hand basin, low level WC and exposed floorboards.



**LARGE HALLWAY** a wonderful introduction to the main accommodation with an appealing Victorian Gothic style staircase up to first floor; deep moulded ceiling cornice in part, exposed floorboards, large walk-in understairs storage/cloaks cupboard, radiator and power points.



**DRAWING ROOM** [21’ 6” into bay x 15’ 2” (6.55m into bay x 4.62m)] a very appealing reception room enjoying a southerly outlook from the bay window with box shutters over the gardens, having large sliding sash windows with ornate Gothic mullion window openings and a period pelmet for drapes. There is a very appealing period marble fire surround, deep moulded ceiling cornice, ceiling rose, picture rail, radiator and power points.



**SITTING ROOM** [14’ 1” x 14’ 1” (4.29m x 4.29m)] having a delightful view from the large sliding sash window with box shutter through into the garden, attractive marble fire surround with built in glazed book cabinet with accompanying drawers and storage cupboard space below to one side of the chimney breast; and to the opposite side a built-in drop down top desk with drawers and cupboard space below and glazed cabinet above. There is deep moulded ceiling cornice, ceiling rose, picture rail, radiator, telephone point and power points.



**DINING ROOM** [21' 6" into bay x 15' 2" (6.55m x 4.62m)] of excellent proportions and having delightful views to both east and south into the gardens, large sliding sash windows with box shutters and attractive Gothic detailing to the stone mullion window openings; an appealing marble fireplace with decorative tiled hearth, exposed floorboards, deep moulded ceiling cornice, ceiling rose, picture rail, radiator and power points. Doorway through to rear service hallway.

**STUDY** [9' 11" x 7' 11" (3.02m x 2.41m)] enjoying a northerly outlook into the coach house courtyard from the sliding sash window with its stone mullion window openings and box shutter, radiator, exposed floorboards and power points.

**REAR SERVICE HALLWAY** with Gothic style glazed panel door to grounds to the east, doorway through to dining room and glazed panelled door through to rear entrance hall and **BUTLERS PANTRY** with extensive period shelving and drawer space, interior sliding sash window and fluorescent lighting strip.

**REAR ENTRANCE HALL** with radiator, glazed panelled style rear entrance door and door through to



**KITCHEN** [15' 1" x 14' 1" (4.6m x 4.29m)] enjoying a westerly outlook over the coach house courtyard from the large casement window with shutters, solid fuel Aga to chimney breast, sink unit with cupboard space below, glazed panelled built in china cabinet to one wall, pine

panelled ceiling, radiator, inset fluorescent lighting strip, telephone point and power points. Stripped pine panelled door through to scullery and door through to **PANTRY** of excellent proportions and a useful addition to the kitchen having a pleasant view over the ornamental garden to the east with a glimpse of the Wolds on the horizon through the shuttered window; gantry style cold shelf, a range of period and additional fitted shelf space, tiled floor and to one corner the door into the good sized built in wine cupboard. There are meat hooks to the ceiling, painted brick walls and power points.

**SCULLERY/LAUNDRY ROOM** of irregular proportions and having a westerly outlook from the shuttered casement window into the coach house courtyard, stainless sink single drainer sink unit with storage space below and room for automatic washing machine. There is a further range of built in cupboard and drawer space, room to one corner for a supplementary gas cooker, concealed oil fired central heating boiler to chimney breast; radiator, fluorescent lighting strip and power points. Door through to rear service staircase up to first floor, rear entrance lobby, storeroom and

**SEPARATE TOILET** having low level WC and small understairs storage space.

**STOREROOM** having a northerly outlook through the modern style casement window with shutters, fitted work service area with wall cupboard space and power points.

**REAR ENTRANCE LOBBY** rear entrance door to grounds.

## **FIRST FLOOR**

Attractive Gothic staircase up to **HALF LANDING** with door through to **SEPARATE TOILET** having low level WC, wash hand basin with tiled splash back and access to roof space.

**MAIN GALLERY LANDING** with a view to the north down into the coach house courtyard providing access to all main bedroom accommodation. There is a large walk in linen/airing cupboard containing insulated hot water cylinder and immersion heater, deep moulded ceiling cornice, exposed floorboards, radiator and power points. Partly glazed panelled door through to rear service landing.

**MASTER BEDROOM** [17' 3" x 15' 1" (5.26m x 4.6m)] having a delightful southerly outlook into the grounds from the large sliding sash window, deep moulded ceiling cornice picture rail, exposed floorboards, radiator and power points. Open Gothic styled archway through to

**EN-SUITE BATHROOM** [10' 4" x 7' 11" (3.15m x 2.41m)] having a westerly outlook to the driveway to the front of the house, tiled panelled bath with mixer tap/shower attachment and folding shower screen with accompanying wall tiling above; pedestal wash hand basin with tiled splash basin, low level WC and bidet with tiled splash back, Gothic style wall niche and radiator.

**BEDROOM 3** [14' 3" x 14' 2" (4.34m x 4.32m)] having a southerly view down into the terraced gardens, wash hand basin with vanity surround set to one corner with cupboard and storage space below, built in storage cupboard to chimney breast; deep moulded ceiling cornice, picture rail, radiator and power points.



**BEDROOM 2** [17' 2" x 15' 3" (5.23m x 4.65m)] a very appealing room with southerly view down over the gardens and a delightful outlook beyond to the east over adjoining rolling countryside and Wolds to the horizon. There is a pedestal wash hand basin set to one corner, deep moulded ceiling cornice, picture rail, radiator and power points.

**BEDROOM 4** [13' 8" x 10' 8" (4.17m x 3.25m)] with appealing view down into the ornamental garden to the north eastern corner of the grounds and the adjoining countryside beyond; wash hand basin with tiled splash back, radiator and power points.

**SEPARATE TOILET** with a pleasant outlook down into the coach house courtyard, small wash hand basin and low level WC.

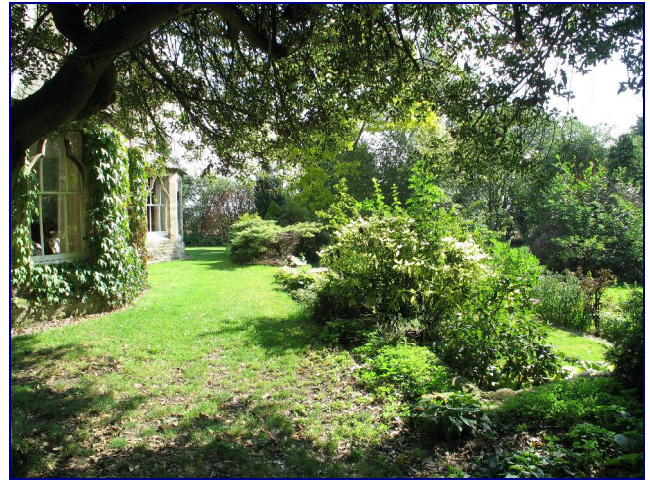
**REAR SERVICE STAIR LANDING** enjoying a very pleasant view down over the coach house courtyard, with its feature Belfast style 'maids' ceramic sink, service staircase down to ground floor scullery/laundry room, radiator and power points.

**FAMILY BATHROOM** [11' 2" x 7' 2" narrowing to 3' 5" in part (3.4m x 2.18m narrowing to 1.04m in part)] having a delightful easterly outlook over the countryside and beyond with marble panelled enamel bath with tiled splash back, built in fully tiled shower cubicle with MIRA Technology Essentials shower fitting, wash hand basin with tiled splash back, radiator/towel rail, and small fluorescent lighting strip with electric shaver socket.

**BEDROOM 6** [11' 5" max x 11' (3.48m x 3.35m)] with very appealing country view out towards the Wolds and down into the ornamental garden, an appealing wrought iron moulded cast iron fireplace with integral gate, small built in shelved storage cupboard to one side of chimney breast, radiator and power points.

**BEDROOM 5** [13' x 11' 1" narrowing to 5' 6" in part (3.96m x 3.38m narrowing to 1.68m in part)] having a fine easterly view across the fields, period fireplace, built in shelved cupboard space to one side of the chimney breast, access to roof space, radiator and power points.

## OUTSIDE



The Old Rectory stands in marvellous tree sheltered grounds extending to approximately 1.14 acres (sts). From the gateway entrance to the property the driveway sweeps into the grounds to the imposing western front entrance of the house. There is an attractive terraced garden adjoining the very appealing southern elevation of the house with attractively stocked flower beds and borders. There is a small Mediterranean garden to the north eastern corner of the grounds and an adjoining old tennis lawn.



The remainder of the grounds has been set to lawn with a range of attractive species of trees interspersed and there is an attractive spinney of mature trees set to the western side of the grounds. From the boundary to the east there is a very attractive view out over adjoining countryside with the rolling countryside of the Lincolnshire Wolds set up on the horizon.



### OUTBUILDINGS

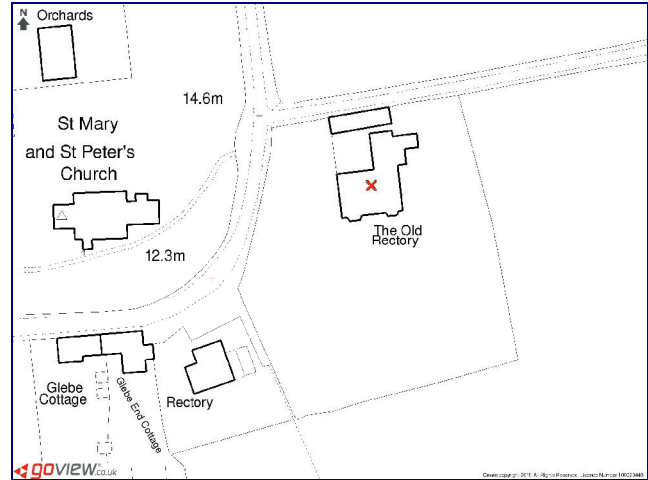
Adjoining the northern boundary is the Coach House building. Its accompanying wall enclosed courtyard to the north western corner of the house has large double gates providing vehicular access to vehicles from the driveway. This large building provides useful garaging and storage space at present. However, it also offers potential for a variety of alternative residential and other uses subject to any necessary listed building consent. The building at present comprises; **Trap Shed** [18' x 14' 1" (5.49m x 4.29m)], **Tack Room** [9' 1" x 8' (2.77m x 2.44m)] with **Old Hay Loft** above, **Stable** [14' 11" x 14' 2" (4.55m x 4.32m)] and **Fuel Store** [14' 3" x 9' 1" (4.34m x 2.77m)]. Further formal outbuildings include two **Old Outside Privy's** providing very useful garden storage space and two greenhouses in the Mediterranean garden.



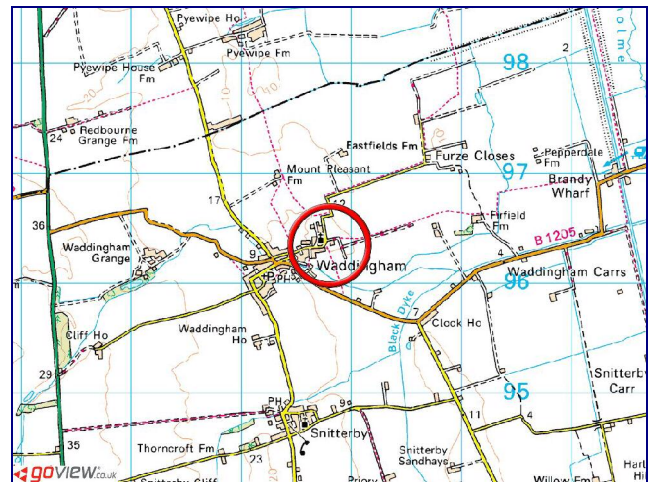
**SERVICES: NOTE:** We are informed by the sellers that a gas main supply does enter the property although is not connected to any interior service within the house. The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries. We are further informed by our client that no oil tanks are in place to supply the central heating boiler.

**VIEWING:** By arrangement with the agent's Lincoln office, 43 Silver Street, Lincoln, LN2 1EH.  
 Tel: 01522 538888; Fax: 01522 589988;  
 Email: [lincoln@robert-bell.org](mailto:lincoln@robert-bell.org);  
 Website: <http://www.robert-bell.org>

### SITE PLAN



### AREA MAP



### EPC CERTIFICATES

Address: The Old Rectory, Church Road, Waddingham, GAINSBOROUGH, DN21 4ST  
 ERN: 8519-6528-8270-5984-9922

Energy Efficiency Rating			Environmental Impact (CO2) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO2 emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>	21	32	(1-20) <b>G</b>	18	27
Not energy efficient - higher running costs			Not environmentally friendly - higher CO2 emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		



Brochure printed 22.10.13

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