



# Partney Hall

Partney, Spilsby, Lincolnshire. PE23 4PF











# Partney Hall, Partney, Spilsby

A prominent Grade II listed country house standing in private grounds of approximately 1.4 acres (sts); situated on the south western edge of the Lincolnshire Wolds; a designated 'Area of Outstanding Natural Beauty' with many miles of beautiful open rolling countryside and scenic walks.

This magnificent home dates back to the late 18th Century with later additions and has been built in an attractive red brick under grey slate roof, retaining a wealth of original character features. The impressive range of internal accommodation extends to well over 5000 sq. ft.

## ACCOMMODATION

**Entrance Hall** having large wood double entrance doors with panel over, granite tiled flooring, radiator, decorative cornices, central ceiling light feature to ceiling rose. Wood single glazed doors to rear and doors to:

**Drawing Room** having wood single glazed windows to front and rear aspects; wood burning stove inset to stone firebox with polished stone style ornate surround, with mythical figures to the over mantel, radiator, carpeted floor, ornate decorative cornices, feature ceiling lights to ceiling rose, TV point and multiple power points

**Music Room** having wood single glazed sash window to front aspect; electric fire inset to polished stone surround with decorative over mantel, radiator, wood effect flooring, ornate decorative cornices, light feature to ceiling rose and multiple power points. Archways to the hall with beautiful paintings featuring the property.

**Snug** having wood single glazed window and French doors to rear aspect; wood fire surround to former fireplace, wood effect flooring, wood doors to alcove storage space and alcove shelving, radiator, decorative cornices, light to wall above frame space, light to ceiling with ornate ceiling rose and multiple power points.

**Sitting Room** having wood single glazed French doors with matching side panels to rear aspect; wood burning stove inset to exposed brick firebox with wood surround and stone hearth, tiled floor, radiator, ceiling lights and multiple power points. Door to basement lobby and door to:







**Side Lobby** with wood door to front, wood effect flooring consistent with dining room, radiator, ceiling light and power points. Door to dining room and door to:

**Cloakroom** with wood single glazed window to front aspect; low level WC, wash hand basin inset roll edge worktop above storage unit, wood effect flooring, radiator and ceiling light.

**Dining Room** having wood single glazed windows to rear and to side aspects forming a beautiful semi-circular window seat; spindle and balustrade carpeted stairs to secondary landing, wood effect flooring, column radiator, beautiful decorative cornices, light feature with ceiling rose and power points. Part glazed door to conservatory.

**Breakfast Kitchen** having wood single glazed curved window with seat to side and wood single glazed window to opposite side aspect; a good range of storage units to base and wall levels, ceramic sink inset to bevel edge worktop. Stoves cooker and hob inset to exposed brick surround with extractor canopy over, column and shelf surround, built in fridge, freezer, dishwasher, microwave. Wood effect flooring, ornate decorative cornices, TV point, light feature to ceiling with ceiling rose and power points. Door to:

**Boot Room** with wood single glazed windows to sides; wood effect flooring, radiator, ceiling light and power points. Door to:

**Laundry Room** with wood single glazed windows to front and side aspect and wood stable door to side; a good range of storage units to base and wall levels, 1 ½ bowl sink inset to bevel edge worktops. Wood effect flooring, space for laundry white goods, built in storage cupboard, space and connections for chest freezer, ceiling lights and power points.

**Conservatory/Orangery** with wood single glazed windows on dwarf brick wall to sides and rear, French doors to side and wood single glazed pitched ceiling; tiled floor, radiator, ceiling light and power points.

**Basement Lobby** with wood single glazed sash window to front aspect; built in storage space, inset ceiling spotlights. Door to stairs continuing down to the basement, twist style spindle and balustrade carpeted staircase to first floor.

**First Floor- Gallery Landing** with wood single glazed sash window inset to arch to front; carpeted floor, radiator, central light feature to ceiling with ornate ceiling rose and power points. Open doorway with ornate column and shelf scrolling to hallway, doors to bathroom and to:

**Bedroom** with wood single glazed sash window to front aspect; painted cast iron fireplace with wood surround, carpeted floor, radiators, central ceiling light and power points. Open doorway to:







**Dressing Room** with wood single glazed window to front aspect; built in wardrobe, carpeted floor and ceiling light and **Bathroom** having wood single glazed sash windows with wooden shutters to rear aspect; central slipper bath with brass style column taps, low threshold shower cubicle with star-style shower head and regular head over, tiled surround, pair of hand wash basins inset to square edge granite worktops above storage unit with decorative detailing, matching mirror over. Radiator, wood flooring, built in storage space, wall lights and central light feature to ceiling. Door through to separate WC.

**Hallway** with wood single glazed sash window to front aspect; carpeted floor, radiators, ceiling light and power points. Door to secondary landing and doors to further accommodation.

**Bedroom** having wood single glazed sash window to rear with wood shutters; painted cast iron fireplace with wood surround, carpeted floor, radiator, ceiling light and power points.

**Bedroom** with wood single glazed sash window to front aspect; carpeted floor, radiator, loft access hatch, ceiling light and power points.

**Bedroom** with wood single glazed sash window to rear aspect; painted cast iron fireplace with wood surround, open doorway to storage space, carpeted floor, radiator, ceiling light and power points.

**Bathroom** with wood single glazed windows to front aspect; freestanding bath on ball and claw feet and column taps over, wash hand basin inset to square edge worktop and low level WC. Tiled floor, radiator, loft access hatch and wall lights.

**Secondary Landing** with wood single glazed sash window to rear aspect; carpeted floor, radiator and ceiling light. Doors to further first floor accommodation.

**Bedroom** with wood single glazed sash window to rear aspect; painted cast iron fireplace with wood surround, carpeted floor, radiator, ceiling light and power points.

**Bedroom** with wood single glazed sash windows to sides; carpeted floor, radiator, loft access hatch, central light feature to ceiling, wall lights and power points. **En suite** having wood single glazed sash window to side aspect; freestanding bath on ball and claw feet with taps and shower attachment over, shower cubicle with tiled surround, light over, pedestal wash hand basin and low level WC. Built in storage space, radiator, wood effect flooring and inset ceiling spotlights.

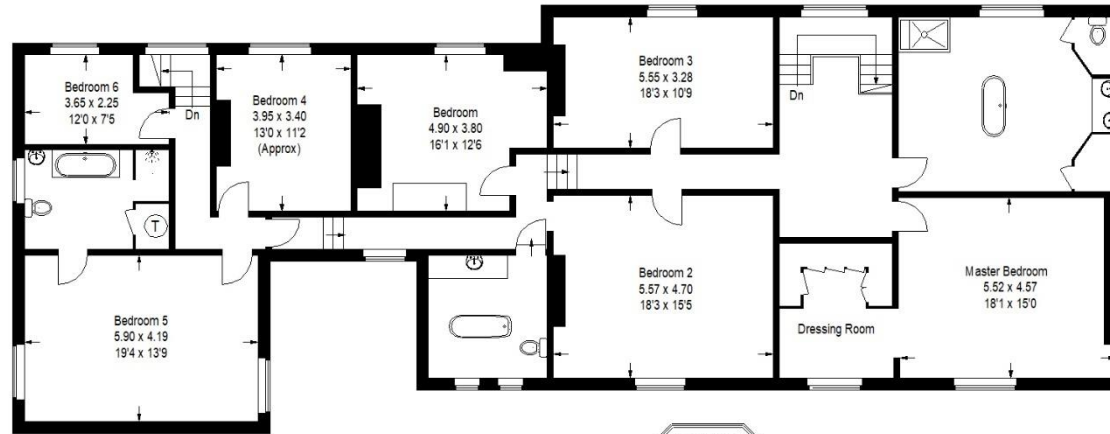
**Bedroom** with wood single glazed sash window to rear aspect; radiator, carpeted floor, ceiling light and power points.



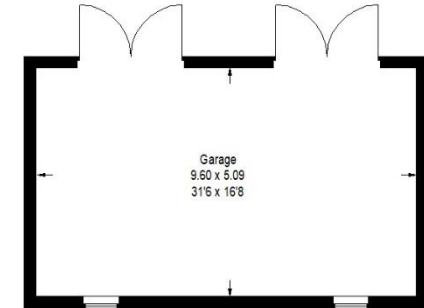
# Partney Hall

Approximate Gross Internal Area = 501.3 sq m / 5396 sq ft  
 Basement = 57.6 sq m / 620 sq ft  
 Garage = 56.3 sq m / 606 sq ft  
 Outside Studio = 27.9 sq m / 300 sq ft  
 Total = 643.1 sq m / 6922 sq ft

⬜ = Reduced headroom below 1.5 m / 5'0"



First Floor



(Not Shown In Actual Location / Orientation)

Garage



Basement

Ground Floor



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.







## ANNEX

Entered to the rear through wood single glazed door to **Lobby** having wood single glazed window to side aspect; wood flooring, blanket box and ceiling light. Door to:

**Studio** having wood single glazed window to side and sash window to front aspects; floor standing oil fired Worcester Green Star boiler, wood flooring, loft access hatch, telephone point, ceiling light and power points.

**Cloakroom** with wood single glazed window to front aspect; low level WC, wash hand basin, tiled floor and ceiling light.

## OUTSIDE

The property is approached via a tarmac driveway which turns towards the **Double Garage** with pair of double wood vehicle doors, lights and power points. Parking spaces in front, continuing down the side of the property and across the front, up to the large turnaround space and parking area in front of the main entrance. Predominantly laid to lawn, the outside space is contained by post and rail fence, wood panel fence to one side, mature hedging to the front. There is a brick paved and low level hedge edging to the driveway, with concrete edged established plant spaces, paved steps up to the front door and pathways to the further entrances. Mature trees populate the front lawn and there is an outside light.

The rear is also predominantly laid to lawn with concrete edged planters adjacent to the property. There is a brick edge south facing patio seating area alongside the conservatory, established shrubs and trees, a radial rose garden contained by low level hedgerow to the lawn and further plant space.

The rear garden is contained by vehicle gates from the front and mixed hedging to the side and rear plus wood panel fencing to the other side. A large timber framed shed and further potting shed both offer useful storage solutions.

**East Lindsey District Council – Tax band: G**

**SERVICES:** Main Services, with oil central heating. 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 agent's Horncastle Office, Old Bank Chambers, Horncastle. LN9 5HY  
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