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Country House



West Ashby House, West Ashby

A particularly attractive Queen Anne Listed Grade II* house in a village setting on the edge of the Lincolnshire Wolds.

West Ashby House is a small Queen Anne mansion, listed Grade II* and described by Sir Nikolaus Pevsner in his book 'The Buildings of England – Lincolnshire' as "visually entirely satisfying". Former owners have included the Bishop of Carlisle, Sir Henry Lunn (of LunnPoly family) and Sir Geoffrey Harmsworth. The house has retained a number of period features of historic interest including a fine carved oak staircase, pine panelling and a carved doorway and canopy. Also having brick and pantile former coach house available by separate negotiation.

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West Ashby House, lying next to the Church, stands in attractive walled gardens and enjoys the benefit of its own private access to the Church. The property is constructed of brick under a tiled roof and has been refurbished over recent years to provide most manageable family sized accommodation.

The house stands in large gardens with brick built stables and outbuildings. The former coach house offers modernised two storey ancillary accommodation of a good modern standard.



Front door

The house is entered through a decorative pillared canopy with original pretty fan light, box lock and 'HL' hinges to



Entrance hall

Entrance Hall 25'9 x 15' 9 (7.85m x 4.80m) having stripped pine panelling, built-in carved pine corner cabinets, built-in fireplace, marble floor, carved oak front staircase with turned spindles and carved decoration. Three cast iron

radiators. Spacious dry **Cellar** off 16' 01 x 15' 11 (4.90m x 4.85m).

Dining Room 16'1 x 15' 11 (4.90m x 4.85m) fully panelled in stripped pine; open fireplace, with windows to the east and west. The west window is Venetian design with Ionic pilasters. There are cast radiators under the window seats.



Dining room

Butlers Pantry with ancient spiral stairwell and cupboards.

Utility Room 9'8 x 6' (2.95m x 1.83m) with plumbing for automatic washing machine; quarry tiled floor; large hot water cylinder; drying rack; sink and radiator.

Ground Floor Bathroom with bath, shower, toilet and hand basin; tiled to half height; radiator.



Living room

Living Room 20'8 x 16'3 (6.30m x 4.95m) having exposed beamed ceiling. Pine Georgian

fire surround, bread oven to both sides. French doors to walled garden; window seat; two radiators; side entrance door with fine carved pediment.

Kitchen 20'8 x 15' 4 (6.30m x 4.67m) maximum an L shaped room with Poggenpohl fitted units, tiled worksurfaces and tiled floor. Built in hob, extractor, oven, deep fat fryer, barbecue and dishwasher. French windows and porch to walled garden. Electric bell system (not working). Radiator.



Kitchen

First Floor

Fine period carved easy tread staircase with arched window on half landing.

Main Landing with radiator.



Main landing

South Bedroom One 16'6 x 16' (5.03m x 4.88m) with shaped cornice, shuttered windows, cast fireplace with dental frieze and Delft tiled insets. Radiator.

East Bedroom Two 16'6 x 16' (5.03m x 4.88m) with shaped cornice, shuttered windows, cast fireplace (decorated with squirrels); radiator; access to **En Suite** shared bathroom with shower, hand basin, bidet and toilet. Radiator. This room gives access also to

North Bedroom Three 26'3 x 10'6 (8m x 3.20m) A long room with dressing area. Radiator.

South Facing Corridor with ancient spiral stairwell, two radiators.

Middle Bedroom Four 16'4 x 12' (4.98m x 3.66m) with fireplace and radiator. Linking door to

West Bedroom Five 18' x 11' (5.49m x 3.35m) overall, with radiator.

Bathroom Three

With bath, basin, bidet and toilet. Tiled to half height. Radiator.

Second Floor

Rear

Playroom 20' 10 x 15'8 (4.83m x 3.40m) with sloping ceilings and exposed beams. Polished pine floor. Radiator. Tank room.

Studio 15'10 x 11'2 (4.83m x 3.40m) commanding excellent views to the west. Radiator.

Front

Landing

Two Attic Bedrooms, 16' x 12' 6 (4.88m x 3.81m) each, both with sloping ceilings and radiators.

Outside

The house occupies an elevated position adjoining All Saints Church, to which it has its own private access. There is a low stone balustrade around the front of the house and a York stone terrace to the east and south.

The ornamental formal gardens lying to the west and north of the house are enclosed by a high period brick wall with stone copings. There are lawns, shrubberies, flowerbeds, greenhouse, fruit

cage and the remains of the former summerhouse. There are peach, fig and mulberry bushes.

On the south is a York flagged patio and a range of brick and tiled outbuildings comprising three fuel stores, gardener's bothy, potting shed and privy.

A gravelled drive gives vehicular access to the rear

Utilities: Mains water, electricity and drainage. Oil fired central heating with a zoned powmatic boiler. Burglar alarm.

Notes: The Agents have not been privy to the contents of the Title of the property and cannot in any way formally confirm the boundaries of the property or the existence of any Covenants, Easements or Rights of Way, which might affect it.

Any plan shown in this brochure is purely presented as a guide and all boundaries and areas will require further verification. The Agents refer prospective purchasers to the vendor's solicitors in regard to all these matters.

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 appointment with the agent's Horncastle Office, Old Bank Chambers, Horncastle, Lincolnshire. LN9 5HY.

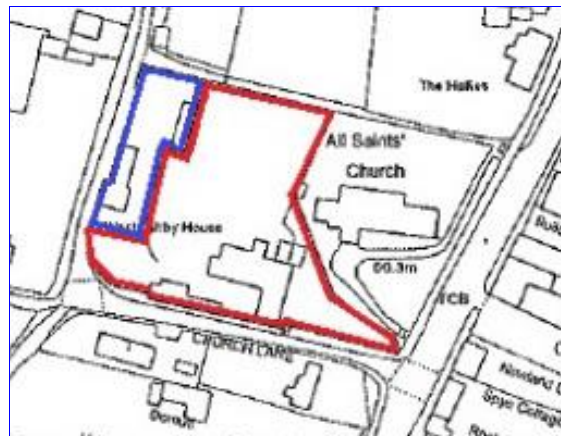
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These details were prepared on 21 April 2008 and updated 15 April 2014.

ORDNANCE SURVEY PLAN



Blue = Coach house

Red = House and immediate gardens

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