



The Old Rectory
Greetham, Horncastle, Lincolnshire. LN9 6NT

BELL
ROBERT BELL & COMPANY





The Old Rectory, Greetham

The Old Rectory is a rare opportunity to acquire a five bedroom detached mid Victorian Rectory in a sought after village location within the Lincolnshire Wolds, a designated area of outstanding natural beauty. Set in a tranquil setting, the plot extending to 1.25 acres st. surrounded by mature trees and hedging. Alongside the Rectory is a former Coach House and outbuildings with excellent potential for a variety of uses, subject to the necessary consents.

The property retains many original features including tall sash windows with shutters, high skirtings and ceilings, and rear staircase giving access to bedroom five, formerly the servants quarters.

The property benefits from having been re-roofed in 2020 and with some updating would make an outstanding family home.

ACCOMMODATION

Vestibule having a pair of solid wooden entrance doors with wooden single glazed window above, stone flooring, coiled spring bell pull mechanism and ceiling light. Single glazed obscure door to:

Hallway of generous proportions with high skirtings, radiator, ceiling and wall lights and power point. Doors through to ground floor accommodation.

Library having single glazed tall sash window to the front aspect with internal shutters; fireplace with brick arch, wooden surround, mantel and open fire grate, library shelving, radiator, picture rail, ceiling light and multiple power points.

Dining Room having tall single glazed sash windows to the front and side aspects, both with internal shutters; fireplace with brick surround, tiled hearth and open fire grate, wooden surround and mantel, radiator, picture rail, high skirtings, wall and ceiling lighting.



Drawing Room having tall single glazed sash windows to the rear and side aspects, both with internal shutters; fireplace with brick surround, tiled hearth and open fire grate, wooden surround and mantel, two radiators, picture rail, high skirtings, wall and ceiling lighting.

Cloakroom with single glazed obscure window to the rear aspect; low level WC, wall mounted wash hand basin with appropriate splash back tiling and radiator.

Kitchen having single glazed sash windows to the rear aspect; a range of base units, bespoke wall cabinets and shelving, stainless steel sink with double drainer inset to part tiled and part composite worktop with wooden edging and appropriate wall and splash back tiling. Space and connection for Rangemaster electric cooker and dishwasher, radiator, red quarry tiled flooring, ceiling light and multiple power points. Door to:

Cellar having stone steps down to three areas, the whole with two windows and light, the first area with stone cold shelf and the two further areas ideal for wine storage.

Pantry with single glazed window to the side aspect; sloping ceiling in part, pantry style shelving, bespoke wall cabinets

Boot Room with single glazed window to the front aspect; space and connection for laundry white goods, radiator. Door to rear staircase leading to bedroom four with storage cupboard below, red quarry tiled flooring, Butler's style sink set under wooden worktop and clothes maid airer. Door to:

Side Porch with door to side aspect and Velux roof light.

Spindle and balustrade staircase up to **First Floor**.

Half Landing with single glazed window to the side aspect;

Gallery Landing having radiator, built in storage cupboard, wall and ceiling lights and multiple power points. Doors to:

Bedroom 1 having single glazed sash windows to the front and side aspects; fireplace with cast iron grate, stone surround and mantel over, two radiators, wall mounted wash hand basin with appropriate





splash back tiling and multiple power points and built in storage cupboard.

Bedroom 2 having single glazed sash windows to the rear and side aspects; fireplace with cast iron grate, wooden surround and mantel over, pedestal wash hand basin with appropriate splash back tiling, radiator, built in storage cupboard, painted floorboards and multiple power points.

Bedroom 3 having single glazed sash window to the rear aspect; cast iron fireplace on stone hearth with wooden surround and mantel, wall mounted basin with splash back panel, radiator and multiple power points. Panel doors with three steps down to:

Bedroom 4 having single glazed sash windows to the front and rear aspects; gallery to rear staircase descending to boot room, radiator and multiple power points.

Bedroom 5 having single glazed sash window to the front aspect; cast iron fireplace with wooden surround and mantel, wall mounted basin with appropriate splash back tiling, radiator, painted floorboards and multiple power points.

Bathroom with single glazed obscure sash window to the rear aspect; enamel panel bath, matching pedestal wash hand basin with appropriate splash back tiling and low level WC. Built in airing cupboard housing the hot water cylinder and linen shelving, radiator.

Shower Room comprising a large oblong tiled shower cubicle with Mira Elite electric shower fitting, wall mounted basin with appropriate splash back tiling, radiator, extractor fan and access to loft space.

Separate Toilet comprising low level WC, extractor fan and ceiling light.



Approximate Area = 271.6 sq m / 2923 sq ft

Cellar = 25.4 sq m / 273 sq ft

Boiler House = 6.8 sq m / 73 sq ft

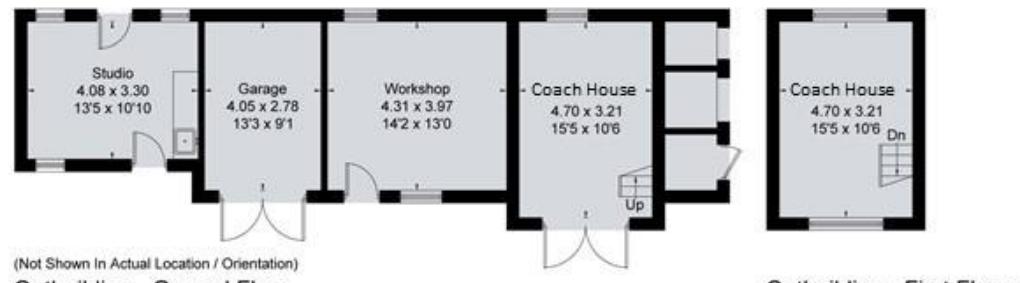
Outbuilding = 81.7 sq m / 879 sq ft

Total = 385.5 sq m / 4148 sq ft

Including Limited Use Area (2.5 sq m / 27 sq ft)

For identification only. Not to scale.

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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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FORMER COACH HOUSE AND OUTBUILDINGS located alongside the Rectory; and divided into a number of useful spaces:

Studio having solid door and single glazed window to the front aspect with two additional single glazed windows and solid door to the rear aspect; power and light connected, electric heater and sink with cold water supply.

Garage with pair of wooden doors to the front aspect, power and light fitting.

Workshop with door and single glazed window to the front aspect, additional window to the rear; power and light fitting, sink with cold water supply

COACH HOUSE

Ground Floor having pair of arch topped wooden doors to the front aspect; brick floor, power and light connected, steep staircase up to:

First Floor with single glazed windows to the front and rear aspects; plastered out with power and light connected, trap door over the staircase.

At the end of the coach house is a further run of three outbuildings; two fuel stores and WC with boiler house opposite housing Camray II oil fired boiler with brick floor, power and light connected.

OUTSIDE

The property is largely screened from the road by mature mixed hedging and entered via an in and out driveway with gates at both ends that provides parking and turning for multiple vehicles. The grounds surround the property and extend in a dog leg beyond. The boundaries are mature trees, majority beech, mixed hedging and fencing. The garden has mown pathways leading through the various areas, parts laid to lawn with mature planting borders throughout and a former vegetable garden with greenhouse and a feature Scots Pine.



ENERGY PERFORMANCE RATING: F

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. Mains water and electricity, oil central heating and drainage to private system.

VIEWING: By arrangement with the agent's Horncastle Office, Old Bank Chambers, Horncastle. LN9 5HY
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