



IMPRESSIVE 4 BEDROOM FAMILY HOUSE SET IN ABOUT 6.8 ACRES

THE OLD RECTORY
BRIGG ROAD, SOUTH KELSEY, MARKET RASEN, LINCOLNSHIRE, LN7 6PQ



IMPRESSIVE 4 BEDROOM FAMILY HOUSE SET IN ABOUT 6.8 ACRES WITH A GOOD RANGE OF OUTBUILDINGS

Entrance hall ♦ study ♦ reception room ♦ sitting room ♦ dining room ♦ kitchen breakfast room ♦ conservatory ♦ gym ♦ 4 bedrooms (1 en suite) ♦ family bathroom ♦ double car port & log store ♦ workshop ♦ second double car port, garage & store ♦ open cart shed & store ♦ gardens & grounds about 6.8 acres

Directions

From Lincoln proceed north on the A15 in the direction of Scunthorpe continuing over Caenby Corner roundabout and then look for the signpost for Waddingham. Continue through the village and onto towards South Kelsey and as you enter the village, take a turning on the left for North Kelsey. Follow this road and The Old Rectory is set back from the road on the right.

Situation

South Kelsey is a pretty rural village approximately 7 miles to the west of Caistor, with a good local pub The Bull Inn. Caistor lies on the North West edge of the Lincolnshire Wolds, an Area of Outstanding Natural Beauty and is conveniently located just off the A46 between Lincoln and Grimsby. This popular market town offers local amenities including the well-respected Caistor Grammar School (for which this property is within the catchment area). Grimsby is approximately 18 miles away with a full range of shopping facilities, leisure amenities and a further choice of schools. Humberside Airport is approximately 11 miles away, Louth and Cadwell Park are 25 and 26 miles away respectively.



Description

The Old Rectory is an impressive four bedroom family house set in beautiful secluded grounds of about 6.8 acres. It has an excellent range of outbuildings and views across its own established grounds and open farmland beyond. This attractive family home has not been on the market for over twenty years and is very well presented and maintained.

In more detail the accommodation comprises porch, entrance hall with WC, study with built-in desk and a double aspect reception room set into a bay window with an open fire with Limestone surround. The sitting room has double doors opening onto the garden and a fireplace. The dining room has double doors opening onto garden and a fireplace with a log burner. This room opens through to the superb 28' kitchen breakfast room which has a good range of fitted wall and base units, a central island with granite worktop, maple floor, a pantry and double doors through to conservatory which also opens onto the garden. The utility room/boot room leads to steps down to the impressive triple aspect gym with oak floor and access to the garden on both sides.

The first floor has a master bedroom with dressing room and en suite shower room, three further bedrooms and a family bathroom.

Outside, the property is approached via an attractive tree-lined driveway which leads to hard standing for several vehicles and access to an excellent range of outbuildings. There is a newly constructed (2018) open car port with log shed, workshop, garage, further double car port and store and an open barn for gardening equipment.

There is a separate point of access onto the public highway (about 12' wide) with double secure gates.

Garden

There are mature and extensive garden grounds with several planted beds and a substantial lawned area. The property is further surrounded by a range of mixed broadleaved trees and mature boundary hedgerows.

There is a timber and pantile summer house and 'Victorian' style wooden greenhouse, with brick dwarf walls together with adjoining raised sleeper beds for growing vegetables. A pond lies to the north west of the house with working fountain.

Land

Lying to the north is a small grass paddock with two ponds and a wooded spinney which is subject to a development uplift clause. Beyond and accessed over a culvert is an arable field currently occupied by a local farmer. The land is farmed in conjunction with additional land to the east and at the present time the boundary is identified by two marker posts. There is a fencing obligation on the vendor/purchaser should the land be taken back in hand. The occupier will give vacant possession of the land either post-harvest or earlier by arrangement.

Services Mains water and electricity, private gas and drainage. Oil fired central heating

Local Authority West Lindsey District Council. Council Tax Band E

Photographs Taken January 2019



