



## GENEROUS 7 BEDROOM FAMILY HOUSE WITH GOOD RANGE OF OUTBUILDINGS

---

THE GRANGE  
MARKET STAINTON, MARKET RASEN, LINCOLNSHIRE LN8 5LJ

savills

---

## GENEROUS 7 BEDROOM FAMILY HOUSE WITH GOOD RANGE OF OUTBUILDINGS

### THE GRANGE

MARKET STAINTON, MARKET RASEN,  
LINCOLNSHIRE, LN8 5LJ

Hall ♦ reception room ♦ dining room ♦ study  
♦ kitchen breakfast room ♦ 7 bedrooms ♦ 2 bathrooms  
♦ cellar ♦ garage ♦ stable & open cart sheds ♦ gardens and  
grounds approx. 2.2 acres ♦ EPC rating = F

### Situation

Market Stainton is a pretty rural village in the Lincolnshire Wolds Area of Outstanding Natural Beauty. Nearby Wragby is a popular market town between Lincoln and Horncastle offering a good range of local shops, restaurants, pubs, swimming pool, doctors surgery, bowls club, weekly market and a Primary school. Market Stainton is approximately 8 miles from the historic town of Horncastle. Well known as an antiques town, Horncastle offers the full range of amenities enjoyed by a traditional market town. It has a number of restaurants, a weekly farmers market and many thriving independent shops. Primary and Secondary schooling is well catered for including Horncastle Community Primary, Queen Elizabeth Grammar School and The Banovallum School. The Cathedral city of Lincoln is approximately 21 miles away.



## Description

The Grange is a substantial seven bedroom family house laid out over three floors. The property is in need of modernisation but offers generous living space and is set in over two acres with far reaching views across the Wolds towards Lincoln. In more detail the accommodation comprises grand entrance hall, double aspect reception room set into west facing bay window with fireplace, dining room with fireplace, study with door to garden, kitchen breakfast room with fitted wooden wall and base units, utility room/boot room, WC and cellar. The mezzanine level has a bedroom and bathroom, the first floor has three further bedrooms and a bathroom and the top floor has three more attic bedrooms.

Outside, the property is approached via a five-bar gate and a gravel driveway extends around the house to a rear gateway with hard standing for several vehicles. There is an extensive range of outbuildings including a garage, stable, tack room, various stores and six open cart sheds. The gardens are mostly laid to lawn, there is a small spinney and a paddock.

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

Local Authority: East Lindsey District Council. Council Tax Band F

Photographs: Taken January 2019

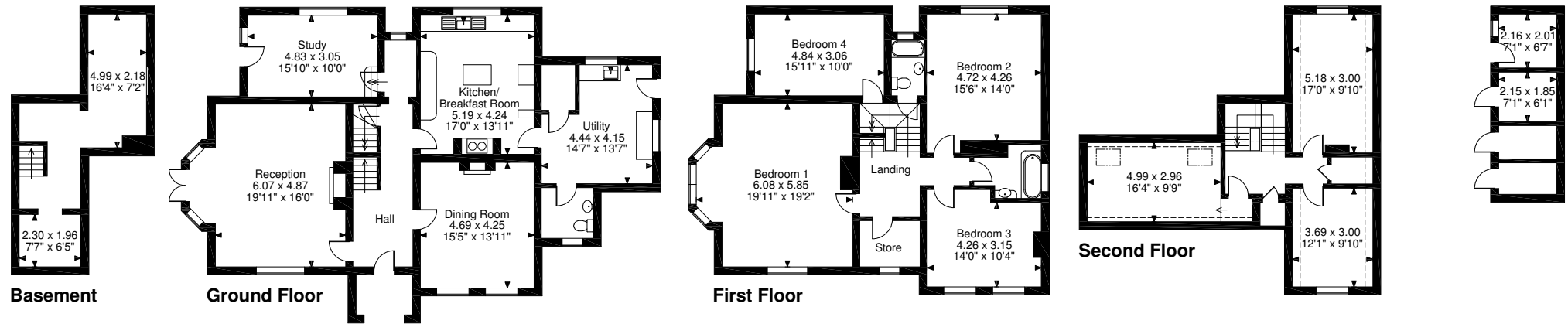
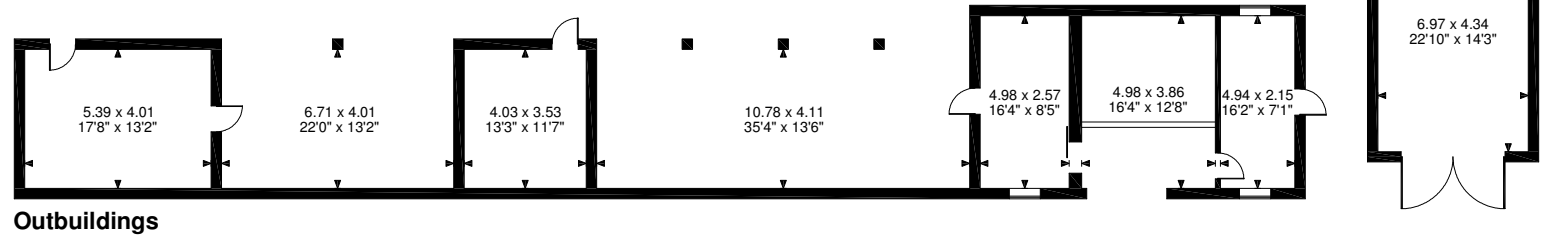
Energy Performance: A copy of the full Energy Performance Certificate is available upon request.

Viewing Strictly by appointment with Savills.



FLOORPLANS

Main House gross internal area = 3,420 sq ft / 318 sq m  
 Outbuilding gross internal area = 2,161 sq ft / 201 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8372920/ANW

Savills Lincoln  
 lincoln@savills.com  
 01522 508908

savills.co.uk

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 190204SN

Very energy efficient - lower running costs	Current	Potential
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	23	27
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England, Scotland & Wales  
 EU Directive 2002/91/EC