



# Attractive four bedroom stone house with gardens

**The Old Rectory, Normanby-le-Wold, Market Rasen, Lincolnshire, LN7 6SU**

Freehold

savills



Entrance hall • Sitting room • Dining room • Kitchen  
breakfast room • Studio • Four bedrooms (one en suite)  
Family bathroom • Home office • Garage • Gardens &  
grounds • Breath-taking views • EPC rating: F

### Situation

Normanby le Wold is a small pretty village lying between Caistor and Market Rasen in the Lincolnshire Wolds, an Area of Outstanding Natural Beauty. The property is adjacent to St Peter's Church and is set within an idyllic location as well as being on the 'Viking Way'. Neighbouring villages offer local amenities including shops and primary schools while Caistor and Market Rasen have further facilities including shops, leisure facilities and a choice of well-respected schools.

### Description

The Old Rectory is an attractive four bedroom iron stone house laid out over two floors in a magical setting with far reaching views across the Wolds. This charming family house has a good range of reception rooms all of which have log burners, including the sitting room/studio which enjoys the best of the views.

In more detail the accommodation comprises; entrance hall with feature wooden staircase, open steps, glazed panels and doors to the sitting room and dining room, both of which have fireplaces with log burners and oak floors. The superb 21' kitchen breakfast room has a good range of built in units with wooden worktops and Rayburn solid fuel cooker/boiler, freestanding Bosch

electric cooker and double doors opening on to the garden. There is a door to walk in pantry which in turn opens into a glazed conservatory/boot room. The rear hallway has a utility room, WC and steps down to the triple aspect sitting room/studio which has a vaulted ceiling, log burner, large picture windows with fabulous views and double doors with steps down to the garden.

The first floor enjoys a light and open landing with four bedrooms, one en suite and a family bathroom.

Outside the property is approached via a gravel driveway with a timber garage with further parking in front of the house. The beautiful established gardens include lawned areas, mature trees including an orchard, summer house and a large timber home office/studio which opens on to a decked terrace. It really is the most picturesque of settings and needs to be seen to be fully appreciated especially with the wonderful views.

### Photography

Taken September 2020

### Viewing

Strictly by appointment with Savills







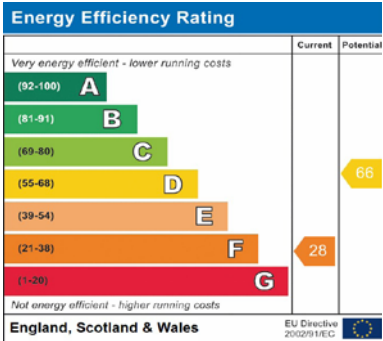


**The Old Rectory, Market Rasen**  
Main House gross internal area = 2,230 sq ft / 207 sq m  
Garage gross internal area = 166 sq ft / 15 sq m  
Home Office gross internal area = 202 sq ft / 19 sq m  
Pavilion gross internal area = 53 sq ft / 5 sq m



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