



Rectory Lane
Gainsborough

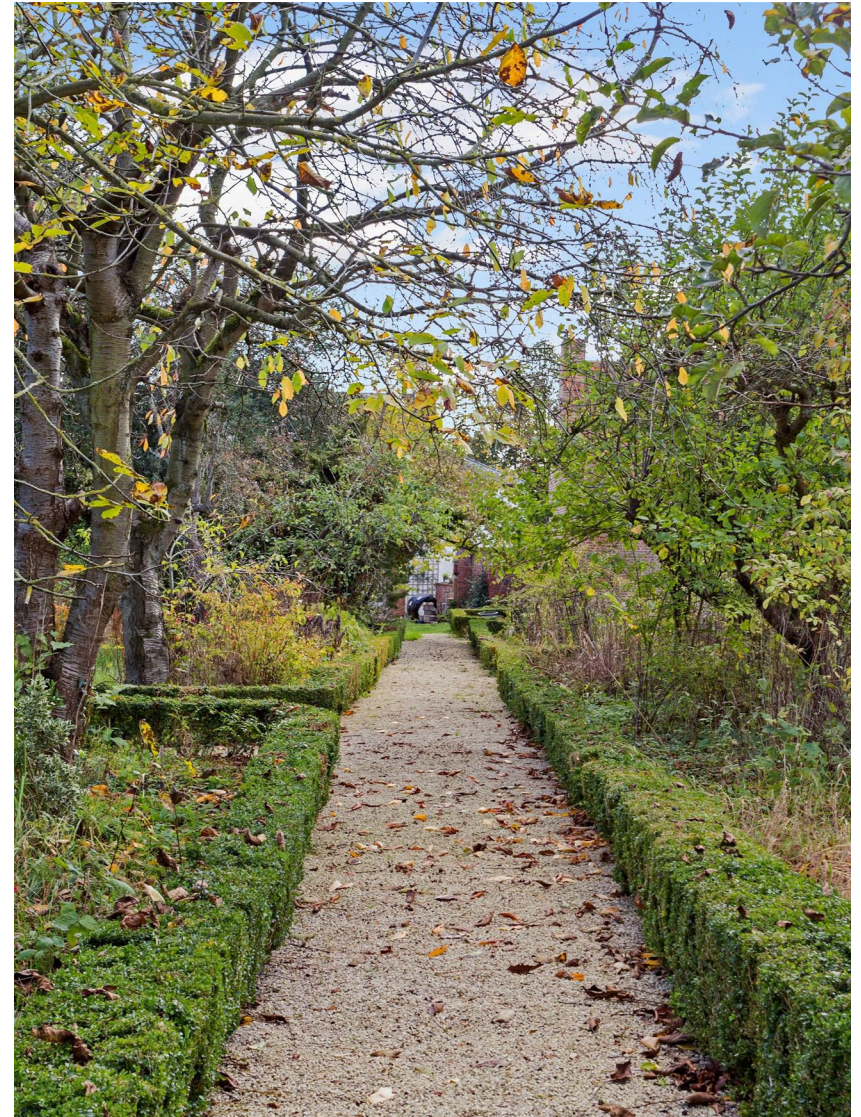
MOUNT & MINSTER



Rectory Lane

Gainsborough

- Grade II Listed
- Set in approximately 1.7 acres
 - Village Location
 - In Excess of 5000 sqft
 - Five bedrooms
 - Breakfast Room
 - Three Reception Rooms
 - Brick built Barns



MOUNT & MINSTER

INTRODUCTION

The Old Rectory presents a rare opportunity to acquire a Grade II Listed period property that is believed to date back to circa 1796. The former rectory is set within established grounds of approximately 1.7 acres within the heart of the village.

The property features include original sash windows, wooden wall panelling, original fireplaces and exposed beamwork. The current owners have painstakingly brought The Old Rectory back to life undertaking extensive refurbishments, including re-wiring the property throughout. The property however does still present the opportunity for a new owner to continue works should they desire, along with developing the barns.

The substantial property offers in excess of 5,000 square feet, spread over three floors. The accommodation briefly comprises an impressive entrance hall, bespoke kitchen and breakfast room. The dining room has an open fireplace and feature wall panelling, and sitting room with original fireplace. There is a rear hallway with back doors opening out into the garden, a boot room and shower/utility. To the rear of the property there is an attractive dual aspect living room with a log burner, further store room and stairs to the first floor.

To the first floor there is the principal bedroom suite with a dressing room and en-suite bathroom. There is also a guest bedroom with en-suite bathroom, along with two/three further bedrooms and a shower room. The second floor has a fifth/sixth bedroom with an en-suite bathroom which is plumbed but not yet fitted.

OUTSIDE

The property is approached via a gated gravel driveway, which also provides access to a turning circle and detached L Shaped barn. The barn has recently been re-roofed and benefits from drainage, electric and WIFI. Although currently utilised for storage, the barn could be converted to provide substantial ancillary or B&B accommodation subject to the relevant planning consents. The grounds amount to approximately 1.7 acres and include formal landscaped gardens, a variety of mature flower beds and borders, and an orchard which supports a small selection of fruit trees. There is also a brick two storey Gazebo over looking the garden, along with solar panels which provide electricity for the property and car charger.

LOCATION

Lea is a small rural village on the outskirts of Gainsborough. The market town of Gainsborough has a good range of local facilities including Marshalls Yard Shopping Centre, supermarkets and the Queen Elizabeth Grammar School. There is also excellent access to the countryside locally for walking, riding and cycling. Lea is situated for access north via the A15 to the M180 road network as well as west to the A1 and the east coast rail link. The Cathedral City of Lincoln is approximately 15 miles away and has a full range of amenities including shops, leisure facilities, the Cathedral quarter, universities, a train station and the County Hospital. The well-respected Minster and St Mary's private schools are also situated in uphill Lincoln.

ADDITIONAL INFORMATION

There is a covenant that states that there is development allowed on the existing buildings, the barns and gazebo with the relevant planning consents, however no new build development is permitted within the grounds.

METHOD OF SALE

For sale by private treaty.

TENURE

Freehold with vacant possession upon completion.





ENERGY PERFORMANCE CERTIFICATE

The property is Grade II Listed.

COUNCIL TAX BAND

West Lindsey District Council

Band: F

VIEWINGS

Strictly by prior arrangement with the Sole Agent.

PARTICULARS

Drafted and photographs taken following clients' instructions of February 2023.





Old Rectory



Approx. Gross Internal Floor Area 7621 sq. ft / 708.00 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

