



**Perkins George Mawer & Co.**

Chartered Valuation Surveyors & Estate Agents.  
Agricultural & Fine Art Auctioneers.



**The Old Barkwith Rectory**  
**Louth Road**  
West Barkwith  
Market Rasen  
LN8 5LF  
**£775,000**  
**Freehold**

Imposing Country Residence  
6 Bedrooms  
Feature Lounge  
Entrance/Library  
3 Additional Reception Rooms  
Games Room  
Outbuildings/Oil C.H.  
Approx. 2.5 acres  
No Forward Chain





## GENERAL INFORMATION

An opportunity to purchase an imposing former rectory, situated in a rural location, set within 2.5 acres of lawned gardens with no near neighbours, being sold with no forward chain. The property is situated on the edge of the small hamlet of West Barkwith, yet convenient for the city of Lincoln and market towns of Market Rasen and Louth, retaining mainly original features and briefly comprising superb entrance hall/library, large lounge with bay windows overlooking garden and fine fire place, additional sitting room, sizeable dining room opening with double doors to games room, suitable for full sized snooker table and bar.

The property also has kitchen area opening to breakfast room, ground floor shower room, walk-in pantry and stair case down to a well proportioned cellar area.

At first floor level the property has split landing with study off, bathroom and galleried landing leading to six large double bedrooms.

The property has oil fired central heating system, range of detached outbuildings, store rooms and attached boiler room.

Internal and external inspection is recommended to fully appreciate the accommodation and location.



## DIRECTIONS

Following the A157 from East Barkwith towards Lincoln the driveway can be identified by a detached Victorian gatehouse style property on the road side, the driveway to the rectory is situated to the side leading to the garden areas.

**SERVICES** The property is provided with mains water and electricity with drainage to a septic tank

## ACCOMMODATION

**ENTRANCE HALL/LIBRARY 22' 0" x 20' 6 max" (6.71m x 6.25m)** With large glazed timber entrance door, additional window to rear elevation, superb original Victorian staircase leading to first floor, marble fireplace with decorative multi-fuel stove, radiator, decorative coving and open book casing to two alcoves

### **LOUNGE 31' 3" x 17' 9" (9.53m x 5.41m)**

To walk-in bay window to front elevation, additional French doors to side with further single glazed window, fine decorative moulding to ceiling and ceiling rose, picture rail, decorative marble open fire place, feature flooring and four radiators

**SITTING ROOM 18' 8" x 17' 2" (5.69m x 5.23m)** Again into walk-in bay window to front elevation, marble fire place with slate hearth containing multi-fuel stove, two radiators and feature coving

**DINING ROOM 18' 2" x 17' 2" (5.54m x 5.23m)** Into walk-in bay window to front elevation, timber and tiled fireplace with multi-fuel stove, two radiators, original coving to ceiling, and with full height double doors of stripped pine leading to

**GAMES ROOM 29' 3" x 18' 6" (8.92m x 5.64m)** Into bay window to front elevation, additional deep squared bay window to side elevation, timber panelling to dado height incorporating bar and matching timber fireplace with inset radiator, coving to ceiling, radiator and external door to rear courtyard area.

**INNER LOBBY** Door access leading to a

**CELLAR 31' 9" x 10' 6 max" (9.68m x 3.2m)** Divided into three separate areas.





**SHOWER ROOM 9' 4" x 9' 2" (2.84m x 2.79m)**

With window to rear elevation, containing pedestal hand basin, low level WC, walk-in tiled shower area with mains shower, timber walling to dado height and extractor

**PANTRY** Stepped down with window to rear elevation, containing shelving and original meat safe

**BREAKFAST ROOM 16' x 13' 6" (4.88m x 4.11m)**

With window to side elevation, large inglenook containing Aga stove (working condition unknown) and with fitted cupboards to each alcove, further full height corner cupboard containing a circular sink, radiator



**KITCHEN 14' x 13' 3" (4.27m x 4.04m)**

With window to rear elevation, part tiling to walls, inglenook area, being tiled, containing electric cooker point with additional recessed area to side and having cooker extractor over, plumbing for automatic washing machine, fitted wall and base units, radiator and external door to timber side entrance area.

**LANDING**

Of split level design, the initial landing area having a fine feature stained glass window and door off to small storage area with door to





**STUDY 13' x 10' (3.96m x 3.05m)** With window to rear elevation, radiator and recessed storage cupboard

### **SHOWER ROOM**

With window to rear elevation, containing pedestal hand wash basin, low level WC, walk-in tiled and glazed shower cubicle with electric shower, radiator

**BATHROOM 9' 8" x 9' 6" (2.95m x 2.9m)** With window to rear having pedestal wash hand basin, low level WC, panel bath and radiator

From the half landing area, the continuation of the staircase leads to Galleried Landing and further extending to a centrally placed large

**INNER LANDING AREA 12' x 6' 9" (3.66m x 2.06m)** With recessed cupboards to each side, Victorian style fireplace and further extending to an additional landing area with window to side elevation and radiator, having doors off to

**BEDROOM ONE 18' 2" x 17' 9" (5.54m x 5.41m)** Into walk-in bay window to front elevation, additional window to side elevation, two radiators

**BEDROOM TWO 12' 8" x 13' 2" (3.86m x 4.01m)** With windows to side elevation, radiator, Victorian style fireplace

**BEDROOM THREE 17' x 15' 6" (5.18m x 4.72m)** With window to front elevation and radiator

**BEDROOM FOUR 18' 3" x 15' 2" (5.56m x 4.62m)** With window to front elevation and two radiators

**BEDROOM FIVE 14' 7" x 13' 4" (4.44m x 4.06m)** With window to side elevation, recessed airing cupboard and additional cupboard, Victorian style fireplace

**BEDROOM SIX 12' 2" x 9' (3.71m x 2.74m)** With window to rear elevation and radiator

## **OUTSIDE**

The property is approached from the main A157 road by lengthy driveway leading to lawned garden areas with mature trees and further extending along the front of the property with open views over the country side, further continuing with additional lawns, this area contains metal greenhouse, range of small brick storerooms, integral boiler room attached to the property with external door access containing oil fired central heating boiler and pitched roof

## **OUTBUILDINGS comprise:-**

**DOUBLE GARAGE (17' 0" x 6' 6" (5.18m x 1.98m)** With open pitched roof timber **STORE** to side, the garage having double wooden door access with attached original stable

**STABLE 14' 9" x 10' 0" (4.5m x 3.05m)** with stable door and also attached

**WORKSHOP 12' 0" x 14' 9" (3.66m x 4.5m)** with separate entrance door and **HAYLOFT** above with external staircase, the outbuildings also containing a further small storage room.

As mentioned the property contains large number of original features and the present owner has retained the character of the property including internal doors, architraving etc.

The property would benefit from some updating, including bathrooms, kitchens etc.

## **ADDITIONAL LAND**

We are informed by the vendor that an additional parcel of land measuring approx. half an acre is available for purchase under separate negotiation at the price of £30,000



The Old Barkwith Rectory, Louth Road, West Barkwith, LN8 5LF



Local Authority  
Council Tax Band  
EPC Rating

East Lindsey District Council  
G  
G

Ground Floor  
Gross internal area 2632 m<sup>2</sup> (2833.4 ft<sup>2</sup>)



Drawings are for illustrative purposes only.  
Produced using Quick-Sketch 3172w

First Floor  
Gross internal area 1943 m<sup>2</sup> (2095.4 ft<sup>2</sup>)



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.