



Willsons

The Old Rectory, Church Lane, East Keal

£550,000



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Willsons  
SINCE 1842

# The Old Rectory, Church Lane, East Keal, Spilsby, Lincolnshire, PE23 4AT

## "AGENT'S COMMENTS"

This beautiful Grade II listed former Rectory sits in an enviable position in the sought after location of East Keal. With only St Helen's Church as an immediate neighbour and with aspects over the rolling fields, the property can be found on a quiet no-through road and has a 'Pool House' annex with former swimming pool and private walled gardens. The main Rectory is surrounded by stunning professionally landscaped and planted gardens previously opened to the public, which also includes areas of orchard and vegetable garden, benefits from a double garage and parking, 2 reception rooms and Orangery with delightful garden views. With an abundance of history dating back to the 1700's, we offer this rare opportunity to be part of the ongoing chronicle of this impressive dwelling.

## LOCATION

East Keal is situated on the edge of the Lincolnshire Wolds and offers amenities of a post office, village stores, café, public house and is two miles to the south of the market town of Spilsby which is approximately 12 miles from the coastal resort of Skegness, approximately 17 miles north of the town of Boston and 32 miles east of the city of Lincoln. The town has primary and secondary schools, a range of local shops, supermarkets, doctors, dentists and places to eat and drink. It is situated on the Skegness to Lincoln and Mablethorpe to Boston bus routes and offers a number of clubs and societies for all ages.



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## Front of Property

With traditional wooden 5-bar gate and separate pedestrian gate, tarmac driveway running parallel to the Pool House and leading to double garage and front of the property, with magnificent mature landscaped gardens to the right-hand side.

## Entrance Hallway

With wooden partially glazed entrance door and wooden flooring.

## Living Room

15'5" x 12'1" (4.7m x 3.7m)

With inset fireplace to include log burner, marble fire surround and hearth with built-in bookcase to either side, television and telephone points, carpeted flooring and wooden sash window to the front of the property.

## Drawing Room

15'8" x 11'1" (4.8m x 3.4m)

With fireplace, mantle and hearth, radiator, television point, two built-in feature display cabinets to two corners, wooden flooring and wooden sash window to the front of the property.

## Dining Room

14'5" x 11'1" (4.4m x 3.4m)

With full height Inglenook fireplace to include solid fuel log burner, radiator, flagstone flooring and wooden secondary glazed window to the side of the property.

## Rear Entrance Porch

6'10" x 4'11" (2.1m x 1.5m)

With half glazed external wooden door, wooden panelled walls, integrated storage cupboard and quarry tile flooring.

## Boot / Utility Room

13'1" max x 7'6" max (4m max x 2.3m max)

'L' shaped room with wall and base units, Belfast sink, Randall oil boiler, space and plumbing for washing machine, tiled flooring and two wooden secondary glazed windows to the right hand side of the property.

## Orangery

15'1" x 7'2" (4.6m x 2.2m)

Of wooden frame construction with dwarf walls and double glazed units, radiator, tiled flooring and French Door to the rear garden.

## Inner Hallway

7'2" x 4'11" max (2.2m x 1.5m max)

With full height storage cupboard (1.0m x 0.4m), tiled flooring and glazed wooden door to the Orangery.

## WC

5'6" x 4'3" max (1.7m x 1.3m max)

With wash basin, WC, wall unit, radiator, tiled flooring and internal window to the Orangery.

## Kitchen

12'5" x 14'1" (3.8 x 4.3)

Triple aspect 'L'-shaped kitchen with wall and base units, oil fired Rayburn, space and socket for electric cooker, space and plumbing for appliance, sink with two mixer taps and two draining boards, radiator, telephone point, cork tiled flooring and wooden windows to three sides.

## Under Stairs Cupboard

With shelving, lighting, cork tiled flooring and small uPVC 'pantry' style window to the rear of the property.

## Rear Stairwell

With radiator, built-in storage cupboard and wooden secondary glazed window to the rear of the property.



## Cellar

11'1" max x 5'6" (3.4 max x 1.7m)

Shallow cellar beneath the stairs with shelving, power, lighting and brick flooring.

## First Floor Landing

With radiator, loft hatch, vaulted ceiling and carpeted flooring.

## Bedroom One

11'5" x 15'8" (3.5m x 4.8m)

With vaulted ceilings, radiator, wooden flooring and wooden secondary glazed windows to the front and side of the property.

## Bedroom Two

15'5" x 10'2" (4.7m x 3.1m)

Dual aspect room with built-in storage cupboards, radiator, carpeted flooring and windows to the front and left hand side of the property.

## Bedroom Three

11'1" x 9'6" max (3.4m x 2.9m max)

'L'-shaped room over the stairs with vaulted ceiling, radiator, carpeted flooring and wooden secondary glazed window to the front of the property.

## Second Landing

9'6" x 6'2" max (2.9 x 1.9 max)

With vaulted ceiling, built-in storage, radiator, carpeted flooring and wooden secondary glazed window to the left-hand side of the property.

## Shower Room

6'10" x 7'10" into shower (2.1m x 2.4m into shower)

'L'-shaped room with shower enclosure and direct feed shower, electric towel rail, wash basin, WC, further radiator, shaver socket, vaulted ceiling, carpeted flooring and wooden secondary glazed window to the right hand side of the property.

## Airing Cupboard

9'2" x 6'6" max (2.8m x 2.0m max)

With shelving, immersion and water tanks, loft hatch, power and carpeted flooring.

## En-Suite Bathroom

With WC, hand basin vanity unit, bath with direct feed shower over, vaulted ceilings, electric wall heater, radiator, carpeted flooring and wooden secondary glazed window to the left hand side of the property.

## Rear Bedroom

11'5" x 15'5" max into bay windows (3.5m x 4.7m max into bay windows)

Dual aspect room with vaulted ceilings, radiator, built-in storage cupboard, carpeted flooring and wooden secondary glazed windows to the left and right hand side of the property.

## Gardens

With professionally landscaped and planted gardens, having featured in the lifestyle magazine 'Lincolnshire Life' and previously opened to the public, to include areas of patio, hidden pathways, extensive vegetable plot and orchard, feature ponds, greenhouses, potting sheds and areas of walled garden all with extensive seasonal planting. A true joy and impossible to describe in words!

## Double Garage

20'4" x 18'0" (6.2m x 5.5m )

With two up-and-over garage doors, one of which is electric, power, lighting, independent fuse box and concrete flooring.

## 'Pool House' Annex

### Entrance Porch

8'2" x 5'6" (2.5m x 1.7m )

With wooden French external, electric storage heater and vinyl flooring.



## **Bedroom One**

9'6" x 5'6" (2.9m x 1.7m )

With wooden window with views over the walled garden and carpeted flooring.

## **Bedroom Two**

11'5" x 8'2" (3.5m x 2.5m )

With wooden window to the rear of the property and carpeted flooring.

## **Living Room**

17'0" max x 14'1" (5.2m max x 4.3m )

Dual aspect room with electric storage heaters, wooden windows to the rear of the property and views over the walled garden, carpeted flooring.

## **Shower Room**

7'6" x 3'7" (2.3m x 1.1m )

With WC, wash basin, tiled shower cubicle with direct feed shower, electric wall heater, fully tiled walls, wooden window to the rear of the property and carpeted flooring.

## **Kitchen**

6'6" x 6'6" (2.0m x 2.0m)

With wall and base units, sink with draining board and mixer tap, space for free standing cooker, space for under counter appliance, vinyl flooring and wooden single glazed window to the rear of the property.

## **Store Room**

6'10" x 6'10" (2.1m x 2.1m)

With power, concrete flooring and single glazed wooden window to the front of the property.

## **Walled Garden**

Private walled garden with central feature of former swimming pool now set to water gardens, with concrete slab pathways to terraced walkway with pergola and raised borders.

## **Workshop**

With separate WC, concrete flooring and window to the rear of the property.

## **Tenure & Possession**

The property is Freehold with vacant possession upon completion.

## **Services**

We understand that mains electricity and water are connected to the property, drainage is to a private septic tank and heating is via an oil-fired central heating system in addition to solid fuel log burners to some rooms.

## **Local Authority**

Council Tax Band 'C' payable to Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs, LN9 6PH. Tel: 01507 601111.

## **Energy Performance Certificate**

The main property has an energy rating 'F'. The full report is available from the agents or by visiting [www.epcregister.com](http://www.epcregister.com) Reference Number: 0360-2676-9410-2994-2101

The Annex has an energy rating 'F'. The full report is available from the agents or by visiting [www.epcregister.com](http://www.epcregister.com) Reference Number: 9661-3042-0201-5474-0200

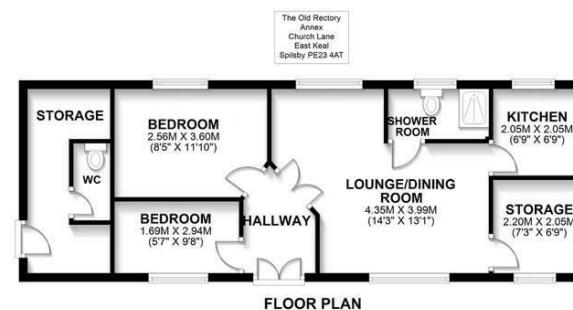
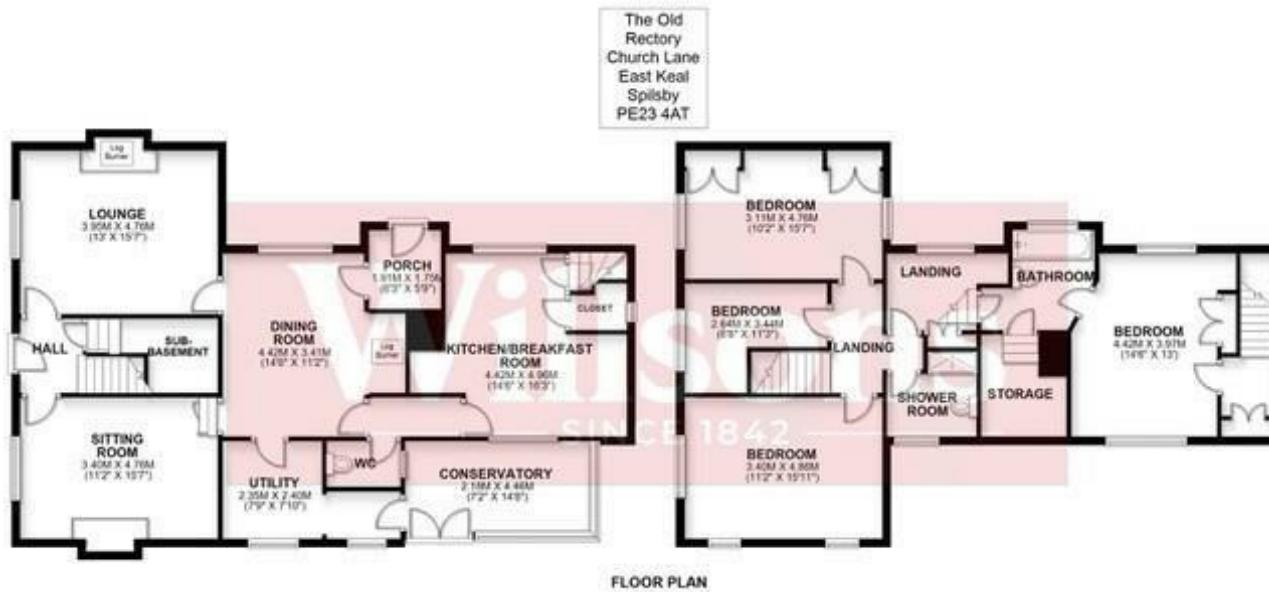
## **Viewing**

Viewing is strictly by appointment with the Alford office at the address shown below.

## **Directions**

From the A16 Louth to Boston road, on reaching the village of East Keal turn into Church Lane and follow the road to the very end, down a slight incline to the right hand side of St Helen's church. The property can be found on the left as the roadway ends.  
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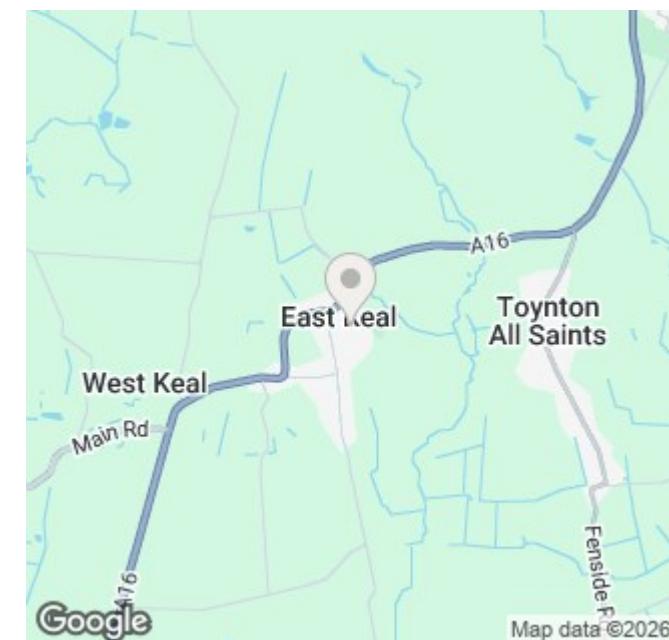




## FLOORPLAN Not to scale – For identification purposes only

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

**Viewing** Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.



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