



A Former Victorian Rectory with Coach House
The Peacocks, Church Lane, Ulceby, LN13 0HF

SINCE 1842
Willsons
PROPERTY PROFESSIONALS

The Peacocks

Church Lane, Ulceby

Alford, Lincolnshire, LN13 0HF

Dating from 1850, Peacocks is an extensive, secluded Gothic Revival Grade II Listed former rectory, with a profoundly romantic atmosphere. Built from buff-coloured local Farlesthorne brick and Welsh fish-scale slates, the main house is included in Pevsner's Buildings of England and features charming Tudor and Elizabethan touches with lattice work pillars, barley sugar twist chimneys and drop finials below its soaring roofs. At the rear there is a self-contained 2 bedroom coach house and stables built from the original red brick which has been sympathetically extended. The property sits in approximately 10 acres and is approached by a sweeping private drive, lined with mature beeches and limes. The grounds include a substantial paddock, orchards, kitchen garden and bespoke greenhouse, woodland and many attractive specimen trees. At one end of the gardens is a full size yew maze, while across from the main house is a large sunken rose garden. Further adjacent land may be available by separate negotiation. While much of the property has been sympathetically restored by the present owner over the last 20 years, and its interiors improved to an exceptionally high standard, there remains scope for further restoration and extension to the east wing of the main house.

THE SITUATION

The Peacocks is situated in the charming village of Ulceby in the Lincolnshire Wolds, an Area of Outstanding Natural Beauty with good local amenities. Ulceby village lies approximately 11 miles to the east of the market town of Louth which has excellent schools, shops and amenities. Further schooling is available in the nearby market towns of Horncastle, Alford, Woodhall Spa and Skegness.

Leisure facilities are well catered for in the area with Kenwick Country Club 11 miles away providing swimming, gymnasium with personal trainers and spa services. Golf is available at Woodhall Spa Golf Club and Country Club as well as Kenwick Park Golf Club. A slice of paradise can be found in the nearby hidden gem, unspoilt beaches of the Lincolnshire coastline. Also within easy reach are Humberside Airport and the historic towns of Lincoln and Grantham that offer direct line access to London stations.



The property offers a high level of flexible and spacious family accommodation over three floors and comprises: Ground Floor with hand finished 19th Century wooden flooring throughout. The **Reception Hall** has a multi-fuel wood-burning Caron stove fireplace, door to cellar and leads to the **Utility/Cloakroom** with built-in double door cupboard, bespoke marble top vanity sink unit with mixer tap, wc and plenty of space for washing machine and tumble dryer with hook-up already installed.

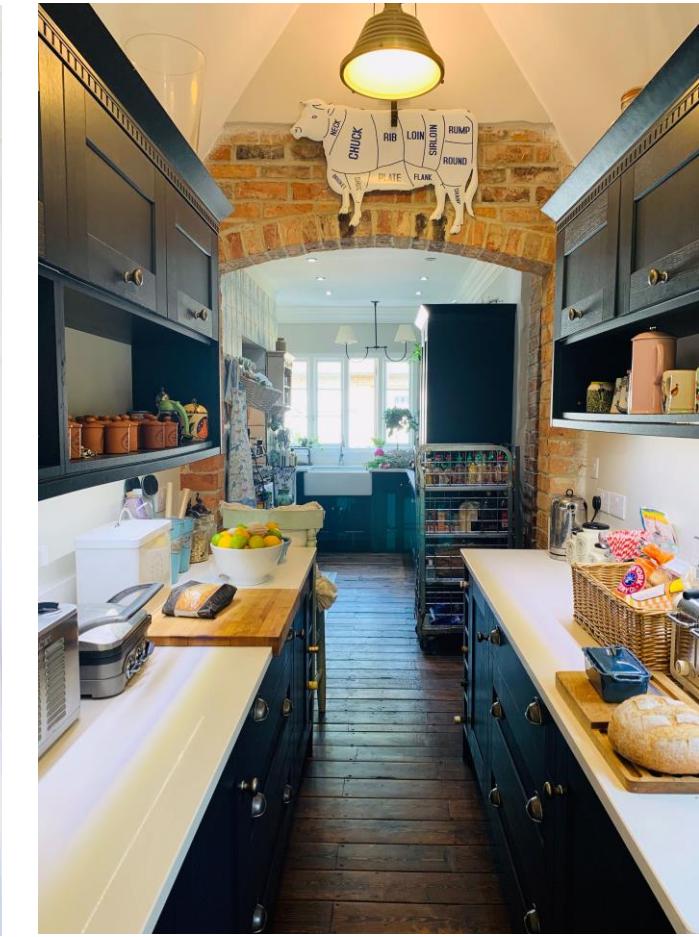
Family Room 15' 11" x 20' 11" max, 16' 10" min (4.86m x 6.37m max into bay, 5.14m min) With original timber windows and working shutters, exposed original flooring, high ceiling with coving, bay window overlooking the garden, recessed dimmer lighting, large multi-fuel stove in feature fireplace with Yorkstone surround, high skirting, dado rail. A wide archway connects the family room to the:-

Breakfast Room 16' x 13' 9" (4.87m x 4.19m) A bright and airy room with high ceiling, coving, large window with shutters, underfloor heating.

Dining Room 15' 11" x 21' max, 16' 10" min (4.86m x 6.4m max into bay, 5.14m min) With timber bay window with working shutters, exposed original flooring, high ceiling with ornate coving, bespoke stone fireplace with Jotul multi-fuel stove, radiator, dado rail , dimmer lighting.

The charming **Family Kitchen** 16' 1" x 8' 2" + 13' x 6' (4.89m x 2.48m + 3.97m x 1.84m) is entered though an original exposed brick archway off the breakfast room. The kitchen is a long galley and divided into 2 separate work areas by another exposed brick archway and also has underfloor heating. There is a range of bespoke fitted base, larder and wall units, double farmhouse sink with professional chef mixer spray tap, single farmhouse sink with mixer tap, built-in dishwasher, tiled fireplace recess for range and extractor, pitched ceilings. The worksurfaces are 30mm bespoke Diamond White Quartz with matching splash-backs. There are an abundance of power points and USB charging points on the sockets.

Snug/Study 12' 3" x 10' 9" (3.73m x 3.27m) With double French doors, fireplace with multi-fuel Hunter stove, coving, recessed dimmer lighting, TV mounting over fireplace provided.



Rear Entrance Porch 7' 2" x 5' 10" (2.18m x 1.78m) With original Yorkstone slab floor.

Boiler Room 7' 6" x 6' (2.29m x 1.83m) With Grant Vortex oil fired heating boiler, central heating controls, vented lantern.

Rear Entrance 13' 1" x 9' 3" (3.98m x 2.82m)

With door to garden, original Yorkstone slab floor.

Wash House 8' 5" x 7' 6" (2.57m x 2.28m) With former copper.

First Floor Landing With linen cupboard and gun cupboard.

Principle Bedroom Suite 17' x 15' 10" (5.19m x 4.82m) Having feature marble fireplace with Caron multi-fuel stove and original wooden surround, high ceiling with coving, ceiling spotlights, radiator, window to front, TV point, dimmer switch. Door to:-

En-suite Bathroom 15' 11" x 13' 9" (4.86m x 4.19m)

The en-suite bathroom has been stunningly updated with black wooden floor, a cast iron double ended free standing bath, 2 towel rail floor mounted radiators, a marble top double sink vanity unit with mixer taps, a daylight vanity mirror with bluetooth enabled speakers, large 2 person shower with marble tile and mosaic marble flooring, Lefroy Brooks rain ceiling showerhead, Grohe handheld power shower on rail, Speakman iconic wall showerhead, recessed shelving and steam unit provision. There is a portico archway entry/drying area to the shower that has a headed wall hung towel rail. There is also a walk-in storage closet and wc.

Walk-in Cupboard/Nursery 15' 11" x 6' 1" max, 4' 10" min (4.85m x 1.85m max, 1.48m min) With window, radiator, ceiling spotlights.

Bedroom 4 16' 2" x 12' 11" (4.94m x 3.94m) With Caron enamel multi-fuel burning stove with marble fireplace, radiator, single glazed window to front, ceiling spotlights.

Bedroom 3 17' x 15' 11" (5.17m x 4.84m) With 2 radiators, 2 double fitted wardrobes with mirror fronts, single glazed window to front, ceiling spotlights, cast iron fireplace.



Family Bathroom 12' 11" x 10' (3.93m x 3.05m) The family bathroom has the original wood flooring painted white, Caron multi-fuel stove with Moroccan tiled and wood surround, glass tiled shower with Moroccan tiled shower bench, recessed shelving, Grohe handheld shower on rail and Lefroy Brooks overhead rain shower, cast iron double ended free standing bath, 2 towel rail floor mounted radiators, marble top vanity sink with mixer taps, wc and a daylight vanity mirror with bluetooth enabled speakers.

Half Landing with 3 double built-in cupboards, single glazed window, radiator, ceiling spotlights, stairs off to the second floor and back stairs to ground floor.

Second Floor Landing with glass floor, single glazed window and roof light.

Master Bedroom Suite 19' x 11' 3" (5.78m x 3.42m) max to limited height. The master bedroom suite is accessed via stairs on the half landing and takes up the entire second floor. The suite has pitched ceilings, recessed dimmer lighting and hanging light, exposed beams and is divided into a hand finished wood floor sitting area and a carpeted bedroom area.

Sitting Room Area 14' 11" x 14' 1" (4.54m x 4.29m)

Bathroom 14' x 13' 11" (4.26m x 4.24m) plus shower. The elegant bathroom is across the landing from the suite and consists of hand finished wood flooring, wc, glass tiled shower with two Moroccan tile shower benches, recessed shelving, Grohe ceiling rain showerhead, Grohe handheld power shower on rail and has a Mr Steam shower unit installed. There is a luxurious cast iron slipper bath, marble top vanity unit with a daylight vanity mirror with bluetooth enabled speakers.

Wine Cellar & Store 16' x 10' 9" (4.87m x 3.27m) plus 9' 9" x 7' 11" (2.98m x 2.42m) With feature barrel ceiling, original brick floor, 6 built-in brick and copper wine compartments.



Coach House/Stables/Garage The Coach House has been renovated to a high standard and extended to include entrance hall with original coal fireplace, alarm, 2 large bedrooms, bespoke Smallbone kitchen with larder and range of base and wall cupboards, Miele dishwasher, double farmhouse sink with insinkerator garbage disposal unit, built-in Miele fridge freezer. Dining area, laundry room and bathroom. The kitchen, entrance hall and rear hall have reclaimed French terracotta floors, the laundry room and bathroom have limestone floors all with underfloor heating. The garage and workshop have overhead storage and is attached to the rear of the Coach House. The 2 stall stable block has the original herringbone brick floor and iron hay racks. Access to the Coach House is gained via a front entrance door leading into the:-

Entrance Hall 15' 7" x 8' 2" (4.75m x 2.5m)

Dining Kitchen 19' 8" x 13' 9" (5.99m x 4.19m)

Bedroom 1 19' 6" x 14' 4" (5.95m x 4.38m) max incl. stairs & to limited height. With 2 roof lights, single glazed window to front and rear, telephone point, vaulted ceiling.

Ground Floor Bedroom 15' 9" x 9' 9" (4.80m x 2.97m) With dimmer switches, single glazed door and window with external double doors, underfloor heating.

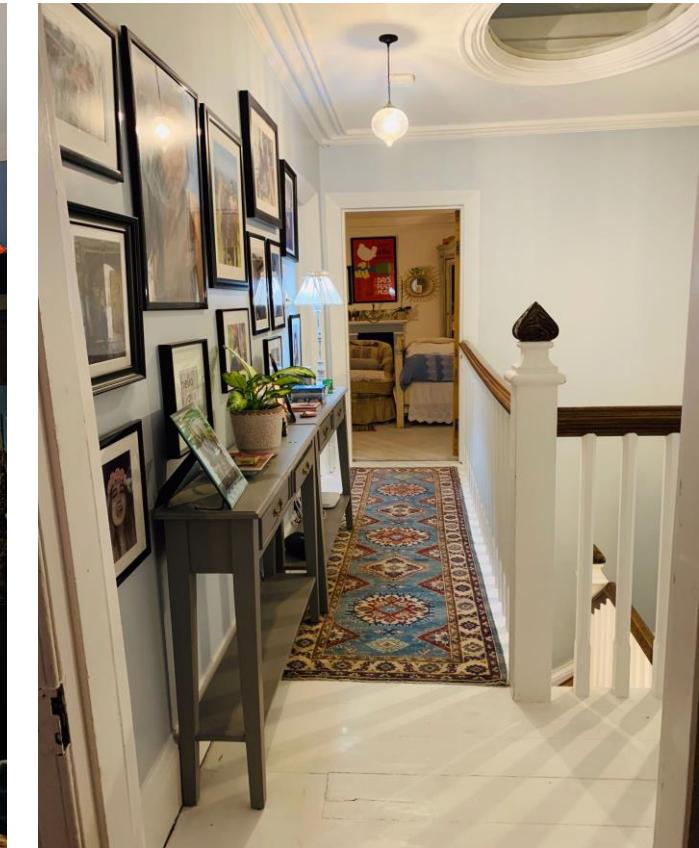
Utility Room 9' 9" x 6' 11" (2.98m x 2.12m) With Worcester oil fired combi-boiler, double glazed window to rear, range of wall and base units, Belfast sink and mixer tap, plumbing for washing machine, limestone floor, underfloor heating.

Bathroom 9' 9" x 6' 11" (2.97m x 2.12m) With 'La Chapelle sink, 'Lefroy Brooks shower' over bath, ceiling spotlights, double glazed window to rear, half panel walls, limestone floor, extractor fan, ceiling spotlights, wc, underfloor heating.

Inner Hall with 3 double built-in storage cupboards, double glazed window to side, ceiling spotlights, door to garage, limestone floor, underfloor heating.

Garage 18' 10" x 16' 4" (5.73m x 4.98m) With power and light connected, double doors and window.

Attached Stables 19' 9" x 16' 3" (6.02m x 4.96m)



Outside: The property sits in approximately 10 acres and is approached by a sweeping private drive, lined with mature beeches and limes.

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At one end of the gardens is a full size yew maze, while across from the main house is a large sunken rose garden.

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Attached Brick Tractor Shed 15' 7" x 11' 1" (4.76m x 3.39m)

Log Store 11' 10" x 6' 2" (3.61m x 1.87m)

Coal Shed 11' 10" x 2' 11" (3.6m x 0.9m)

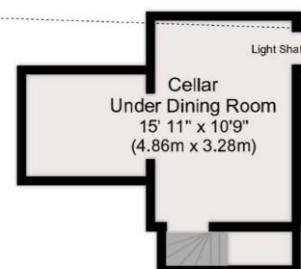
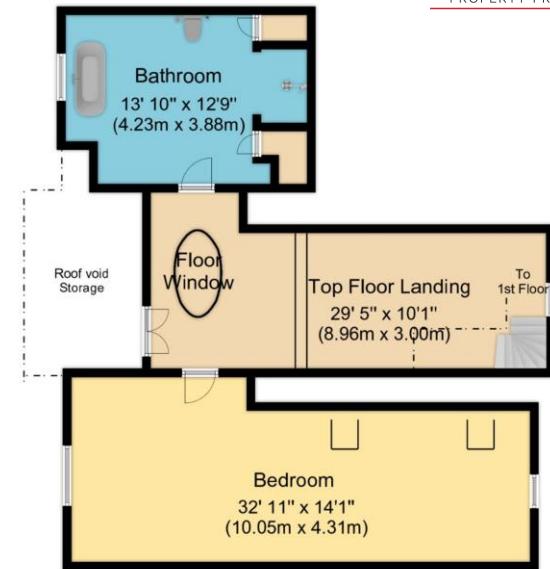
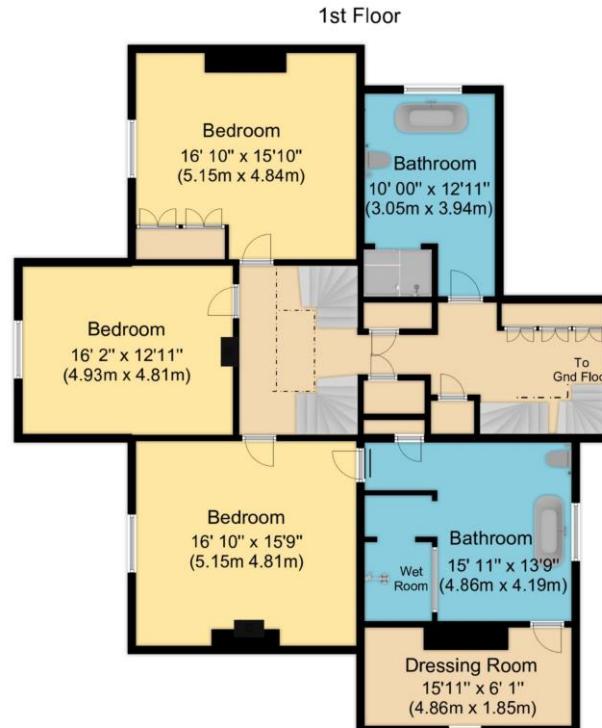
Tenure & Possession: The property is Freehold with vacant possession upon completion.

Services: We understand that mains water and electricity are connected to the property. Drainage is to a private system.

Local Authority: The Peacocks is Council Tax Band 'E' and Grooms Cottage is Council Tax Band 'A' both payable to Local Authority: East Lindsey District Council, Tedder Hall, Manby Park, Louth, Lincs, LN11 8UP. Tel: 01507 601111.

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





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.

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.