



THE OLD HALL

BASTON



Utterly distinctive, The Old Hall captivates the eye in its 16th Century stone design and handsome Collyweston slate roof. Nestled off Church Street in the ancient Lincolnshire village of Baston, character and charm blend reverently at this striking Grade II listed home.





Imposing and Impressive

Approach the home along a broad, gated driveway, offering a sense of separation from the world bolstered by the acre of land within which it is set, before making your way inside.

Stone archways, stained glass window and a sweeping staircase capture the history of the home from the moment you step into the entrance hallway. Wide wooden doors lead to the first two reception rooms, both with their own unique appeal. Bronze casement, stone mullion, seated windows, exposed stonework and woodburning stoves imbue both rooms with elegance and character.







Culinary Classic

Historical features blend seamlessly with the exceptionally designed Neptune kitchen. An internal stone mullion window and exposed timbers in the ceiling harmonise with the timeless Shaker-style cabinetry and sociable breakfast bar, set within the central island.

Offering a convenient 'boot room' entrance, the irregular shapes and intriguing stonework of the utility room are evocative of the character encapsulated within each room at The Old Hall. Classic and understated, the Shaker style continues in here, alongside wooden countertops and Belfast sink. A separate outbuilding houses the laundry.





Light-Filled Living

Awash with light courtesy of windows to three sides, the high, vaulted and beam-adorned ceiling of the garden room amplifies the light and invites you to relax and unwind. In summer, open the French doors to create a seamless connection to the garden beyond.

Nestled off the kitchen, and with handy access to the garden is the rear hallway. Formerly used as a gym, consider its potential as a playroom or home office.





Bedtime Beckons

With six characterful bedrooms and three bathrooms set over two floors, The Old Hall provides room for all.

From the hallway, ascend the handsome wood panelled staircase, wending your way up to the second floor to discover two charming, beam-bedecked bedrooms and bathroom featuring freestanding, rolltop, clawfoot bathtub with separate shower. A capacious and versatile room with vaulted ceiling offers incredible potential as a games room, or perhaps for conversion into two further double, en suite bedrooms.







Bountiful Bedrooms

Returning to the first floor, two further, sumptuously-sized bedrooms await, served by a spacious family bathroom with walk-in shower and rolltop, clawfoot bath with a sweet, panelled window seat.





An enchanting stone archway lends a sense of grandeur to the final two bedrooms, where a Jack and Jill bathroom features a slipper bath, separate shower, wash basin and lavatory. Similar in size, the capacious guest bedroom and principal suite both feature sturdy wooden beams overhead, exposed stone and brick work and feature fireplaces, encapsulating the antiquity of the home.





Glorious Gardens

The extensive grounds of just over an acre wraparound The Old Hall, providing interest and intrigue at every step. Beautifully landscaped, neatly mown lawns and gravel pathways set the traditional, low maintenance marker for the sunny and spacious north and south facing gardens. Sunlight dapples down through mature trees, whilst a resplendent copper beech commands attention to the centre of one lawn. Birdsong resonates, the only interlocutor to the peace and serenity of the setting.







A large, detached outbuilding, currently used for storage, was previously granted planning permission to convert into a two bedroom annexe, garage and oak carport, paving the potential for developing the home further.



Village Life

Home to a vibrant and supportive village community, the Arthurian village of Baston has so much to offer buyers seeking an idyllic rural lifestyle with ease of access to superb education, outdoor lifestyle opportunities and convenient transport links to the rest of the UK.

Alongside the nearby church of St John the Baptist, you'll find a primary school, village shop with Post Office, village hall, children's play area, sports pitches and tennis courts available for hire.

Enjoy getting together with friends over dinner and drinks at one of the village's two pubs, The White Horse a moment's walk from The Old Hall, and The Black Horse,

just a five minute walk away. Waterside Garden Centre on the edge of the village offers a huge selection of plants, garden furniture and homewares, as well as a butcher and restaurant.

For schooling, choose from the village primary school with secondary education at Bourne Grammar School, Arthur Mellows Village College and The King's School in nearby Peterborough. Independent options include Kirkstone House, Copthill Independent Day School, Witham Hall and the Stamford Endowed Schools.

Located just off the A15, the nearby market towns of Market Deeping, Bourne and Stamford are close by for an extensive range

of shops, supermarkets, restaurants and amenities. Rail links from Peterborough take you to London King's Cross in under an hour.



Local Information

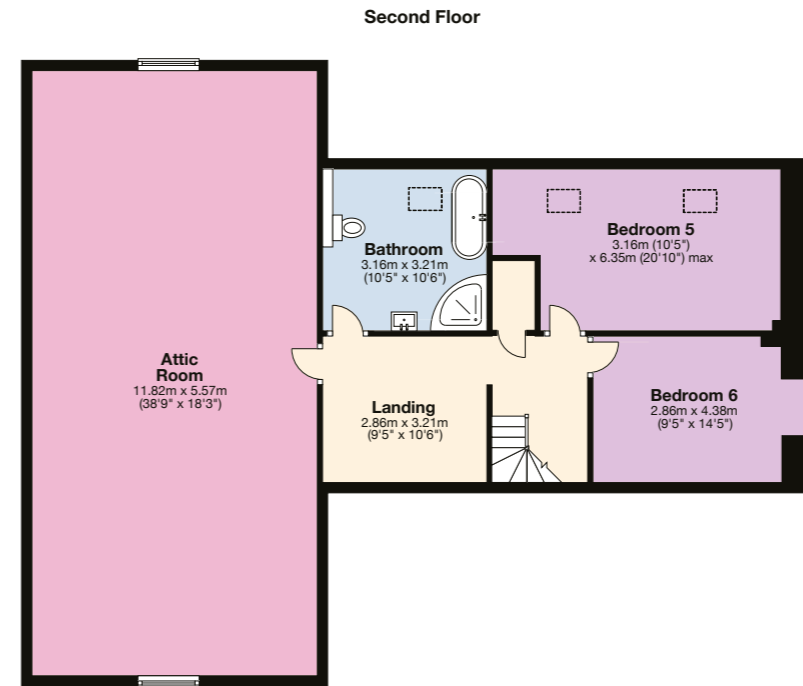
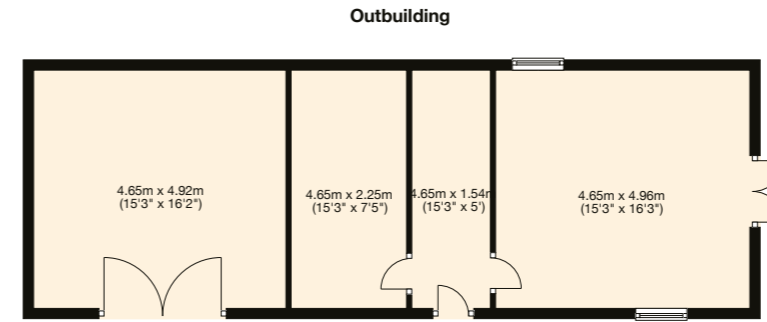
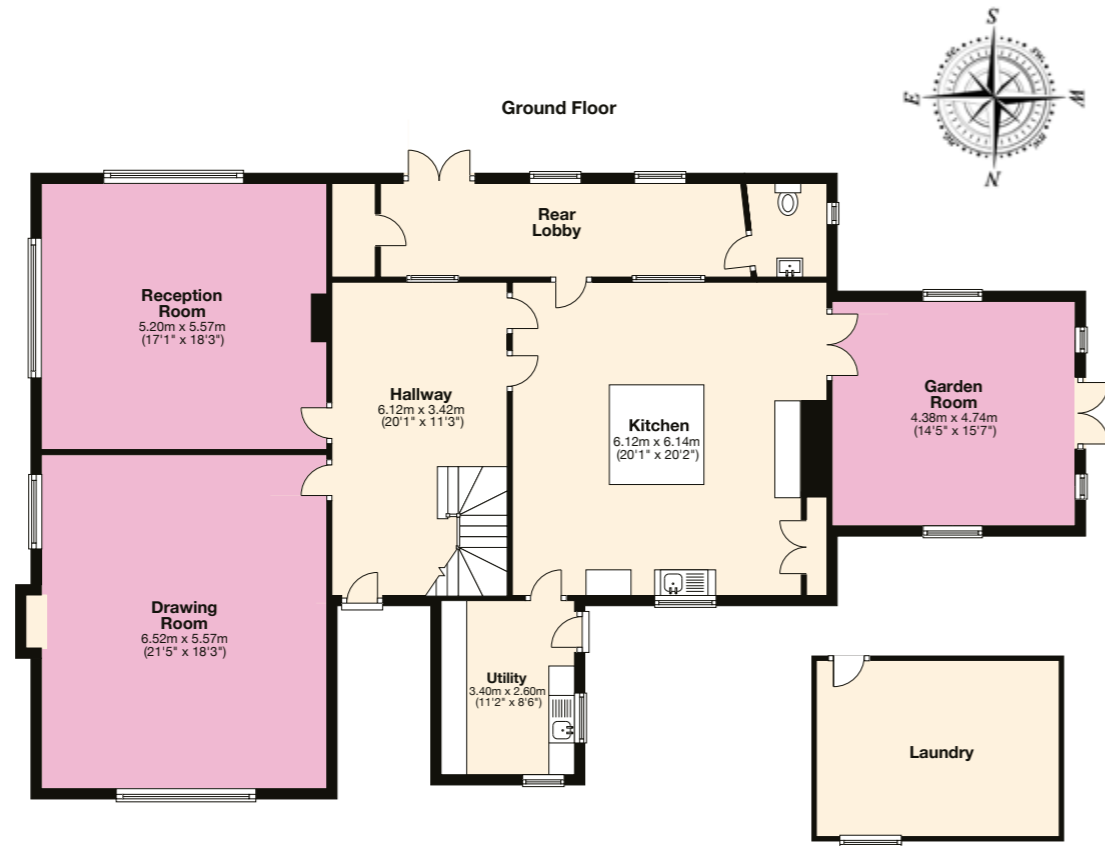
- Market Deeping 3 miles (7 minutes)
- Bourne 4.5 miles (12 minutes)
- Witham on the Hill 6 miles (12 minutes)
- Stamford 8 miles (20 minutes)
- Peterborough 12 miles (24 minutes)



Finer Details

Freehold
 16th century origins, since extended
 Grade II listed
 Plot approx. 1.04 acre
 Gas central heating
 Mains utilities
 Underfloor heating to the ground floor
 South Kesteven District Council, tax band G

Ground Floor: approx. 174.6 sq. metres (1879.8 sq. feet)
 First Floor: approx. 125.6 sq. metres (1351.6 sq. feet)
 Second Floor: approx. 125.6 sq. metres (1351.6 sq. feet)
 Outbuilding: approx. 65.0 sq. metres (699.7 sq. feet)
 Total area: approx. 490.8 sq. metres (5282.7 sq. feet)



NOT IN ACTUAL POSITION



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