



THE OLD RECTORY  
CANDLESBY PE23 5SB

M A S O N S  
EST. 1850

# THE OLD RECTORY, GUNBY ROAD, CANDLESBY, SPILSBY, LINCOLNSHIRE PE23 5SB

A handsome detached Grade II Listed country rectory standing in mature grounds with a south facing walled rear garden, spacious parking forecourt and pastureland all approaching 9 acres (STS) in total. The property has elegant, characterful accommodation to include up to 6 bedrooms with 2 bathrooms and 2 shower rooms, a farmhouse kitchen, a 50ft courtyard-conservatory, a garden room with glazed bay, two beautifully proportioned main reception rooms, hallway with shaped archways, 2 feature staircases, a farmhouse style-dining-kitchen and a modern double garage wing with workshop/hobbies rooms, stores and utility room. For sale with NO CHAIN.



## *Directions*

From Louth travel south on the A16 for about 10 miles and on reaching the Ulceby Cross roundabout, take the second exit along the A1028 towards Skegness. After several miles, at the Gunby Roundabout, proceed past the two first exits and then go past the entrance to Gunby Hall and Gardens, and take the final exit along the A158 towards Candlesby. Upon approaching the village, the entrance to The Old Rectory will be found on the left.



## ABOUT THE OLD RECTORY.....

The Old Rectory is a substantial Grade II Listed detached country house with land affording the potential for equestrian, hobby farm, horticultural or leisure use (STP). The official Listing describes the house as dating back to 1810 with a mid-19<sup>th</sup> Century addition and the present owner has commissioned an attached garage wing of complementary styled modern construction providing a double garage with useful workshop, utility and storage areas. The original house has red brick walls in Flemish bond under a main pitched and hipped timber roof covered in slate with overhanging eaves and paired brackets. The off-centre front door opens into an added flat-roof porch with parapet and ball finials. There are some impressive multi-pane sash windows, a number with working shutters and two staircases lead to the first floor – each with a pillared balustrade and arched window above. The rear courtyard-conservatory is a lovely room which together with the garden room, gymnasium and store have been overhauled and re-roofed with appropriate permissions and there is planning permission for another outbuilding to the west end of the front garden. French doors open out to a large mature walled garden with Yorkstone paved sun terrace and a long Period style greenhouse all orientated to enjoy the warm south aspect. At the front of the house there is a spacious gravelled forecourt and circular driveway around a lawn with established trees and hedgerows maintaining privacy. To the east, the pastureland stretches away, separated from the house garden by a haha wall. The accommodation is heated by a gas central heating system with condensing boiler and there are secondary glazing units for many of the windows.



# ACCOMMODATION

Approximate dimensions of the rooms are shown on the floor plans which are indicative of the room layout and not to specific scale.

## Ground Floor

Pillared front entrance with wall lantern to each side and wide six panel moulded front door with glazed fanlight over all set into a panelled enclosure.

## Entrance Porch

With large 12 pane sash window to each side, ceiling light point, doormat floor covering and part glazed double doors into the:

## Entrance Hall

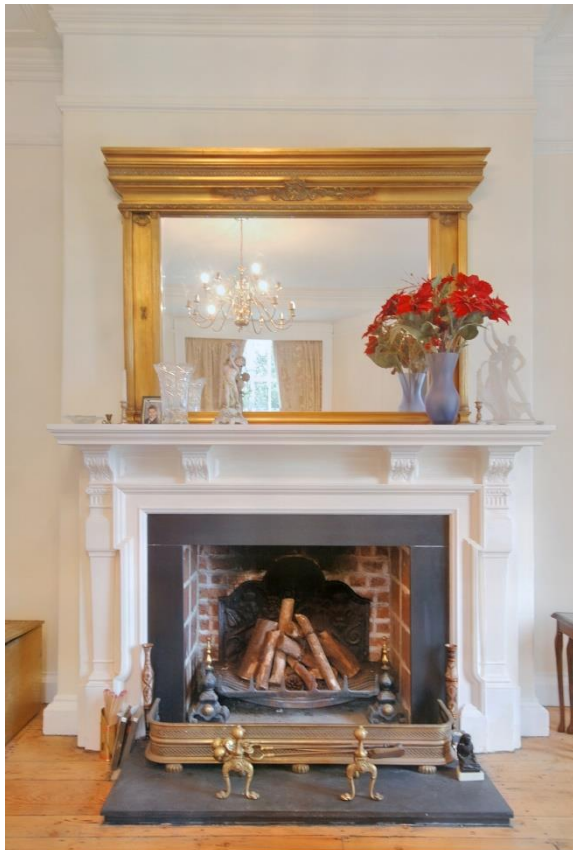
A spacious hallway with wide shaped archway to a seating reception area and a smaller arch at the rear to the inner hall. Hardwood block flooring and painted wide pine plank floorboards, tall cast-iron fire surround with slate hearth and moulded dado rail. Two radiators in ornamental cases, tall ceiling with moulded coving, picture rail, dado rail and large 12 pane front sash window with framed surround and working shutters. Dado panelling, two ceiling light points and wide, framed and finely moulded six panel doors to the two main reception rooms.





## Drawing Room

An elegant reception room of generous proportions with a wide feature fireplace for a dog grate lined in brickwork with a slate and white painted pillared surround and deep mantel shelf on brackets. 12 pane sash window to the side elevation with working shutters and superb 15 pane sash window with shutters from floor level on the rear elevation set into a wide bay. Wide pine plank floorboards, two radiators in decorative cases and ceiling light point with dimmer switch.











### Dining Room

Another beautifully proportioned room with wide pine plank floorboards, front 12 pane sash window with working shutters and 15 pane tall side sash window from floor level also with working shutters. Briquette fireplace with plinths, quarry tiled hearth and arch over an open grate. Large, built-in glass fronted display cabinets to each side of the fireplace with shelving. Long radiator in decorative case and tall ceiling with moulded coving, picture rail and ceiling light point on dimmer switch.



### Inner Hall

Hardwood block floor and feature staircase with pillared balustrade in white paint work leading up to the first floor, all naturally lit by a tall arched multipane rear window. Radiator in decorative case, central heating thermostat, dado panelling and moulded six panel doors to a built-in cloaks cupboard with coat hooks and shelving. Further store with LED lighting, vinyl oak style floor covering, two side windows and part dividing wall.

Opening from the inner hall to a:



## Central Hallway

Fired Earth quarry-tiled flooring, tall ceiling and doors off to study, utility room, kitchen and rear hallway.

## Study

A good size with tall ceiling, large, boxed ceiling beam, Fired earth quarry-tiled floor and small ornamental cast-iron fire surround. Slender, built-in cupboard to the fireside recess. Full width dresser with built-in base cupboards and tall glass fronted display/book cabinets over. Radiator in decorative case. Ceiling light point and 12 pane sash window with working shutters on the front elevation. 6-panel door from the central hallway.





### Utility Room

Fired earth quarry-tiled floor, internal rear window with blind to the conservatory, built-in pine fronted double base cupboard unit and stainless-steel single drainer sink unit over. Space with plumbing for washing machine, further base pine fronted cupboard with drawer at the side and part glazed door from the central hallway. Six panel door to the **Cloakroom/WC** - white suite of low-level dual flush WC and bracket wash handbasin with mosaic travertine tiled splashback. Radiator, Fired Earth quarry-tiled floor, ceiling light and access panel.

### Rear Hallway

Quarry tiled floor and second staircase with white pillared balustrade and kitewinder steps to the first floor with a large arched multipane window over a half landing. Radiator, beaded panelled door to under stairs cupboard and wide ledge door in white paint work to the:



## Courtyard-Conservatory

A fascinating room of tremendous size mainly finished with slate floor tiles extending into a deep seating bay with bi-folding double-glazed French doors onto the patio and south garden. Mono-pitched glazed roof extending across the main area, natural brick walls, four chandelier points with sensor switch and two opening skylight windows. Painted wall trellis work to one side for house plants and connecting door to the garage wing. Arched doors to a store room and the the:





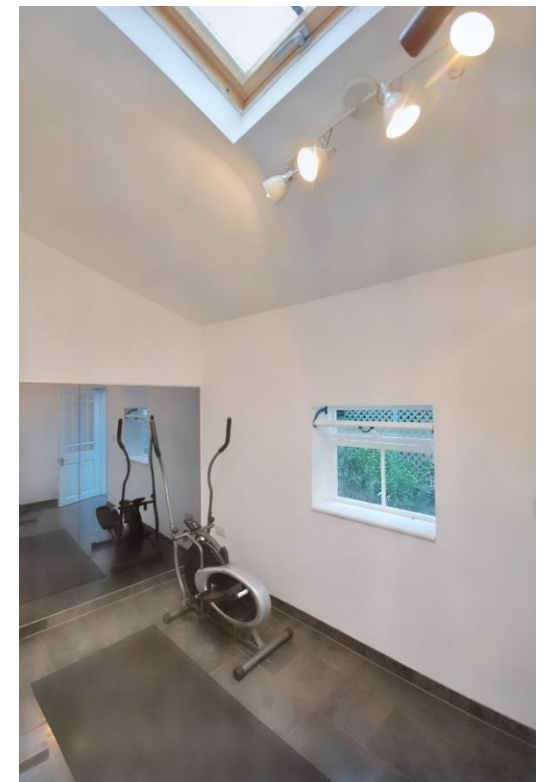


### Garden Room

L shaped with slate tiled floor extending through from the conservatory. Wide rear glazed bay with mono-pitched glass roof, double glazed windows and French doors with roller blinds. Two ceiling light points and sloping inner ceiling.

### Gymnasium

With skylight window to the sloping ceiling, large wall mirror to one side, inner window to the conservatory and slate tiled floor with matching skirting upstands. Ceiling light point and power points.





### Storeroom

With slate floor extending through the doorway from the courtyard. Double glazed skylight window to the sloping ceiling, light point and power points.

### Dining Kitchen

Farmhouse in style with a range of units finished pine and having drop handles and feature turned and fluted pillars, to include base cupboards and drawers, an island unit with breakfast bars and units under, and extensive granite work surfaces and splashbacks over the base units and island.

The units include an attractive wide dresser with glazed display cabinets over base cupboards and drawers. Set into the work surface is a "Shaws original" twin ceramic sink unit with mixer tap. Wall shelf over and there is a large understair recess suitable for an upright fridge freezer.





Cooker recess with Leisure gas Rangemaster 110 range cooker having five rings, hot plate, two ovens, grill and warming cabinet set into a mosaic glass tiled enclosure with granite surround over and high-level mantle shelf on shaped brackets above. Socket and aerial point for a wall mounted TV. Two large ceiling beams, two ceiling light points for chandeliers and front 12 pane sash window with working shutters.

Rear internal 12 pane sash window to the courtyard-conservatory beyond. Tall built-in boiler and airing cupboard containing the Potterton gas fired condensing central heating boiler and foam-lagged hot water cylinder with two immersion heaters; digital programmer positioned at the side. Fired Earth quarry-tiled floor, high-level double cupboard over the six-panel door from the central hall, two radiators in decorative cases and six panel latch door to the:

### Side Lobby

Yorkshire sash front multipane window with security bars and porcelain tiled flooring extending into the workshop and garage area beyond. Part sloping ceiling with light points and metal cased consumer unit with MCB's.

### Workshop/Utility room

Roll edge wood grain effect work surface with inset single drainer stainless steel sink unit and mixer tap. Wall alcove, LED strip light, extractor

fan, ample power points and a trap access to the wing roof void.

### Garage Wing

Front **Entrance Lobby** with door from outside having centre ornamental pane and a wide opening to the:

### Hobbies Room

LED strip light and a wide multipane glazed screen and door to the:

### Double Garage

With two pairs of timber double doors at the front, LED lighting, access to the roof space and a useful rear workshop/storage recess with further LED lighting and connecting door from the courtyard. Side door to outside.

Second **Workshop/Store** at the side of the double garage with a wide opening between the two and front Yorkshire sash window, LED lights and wall sockets.

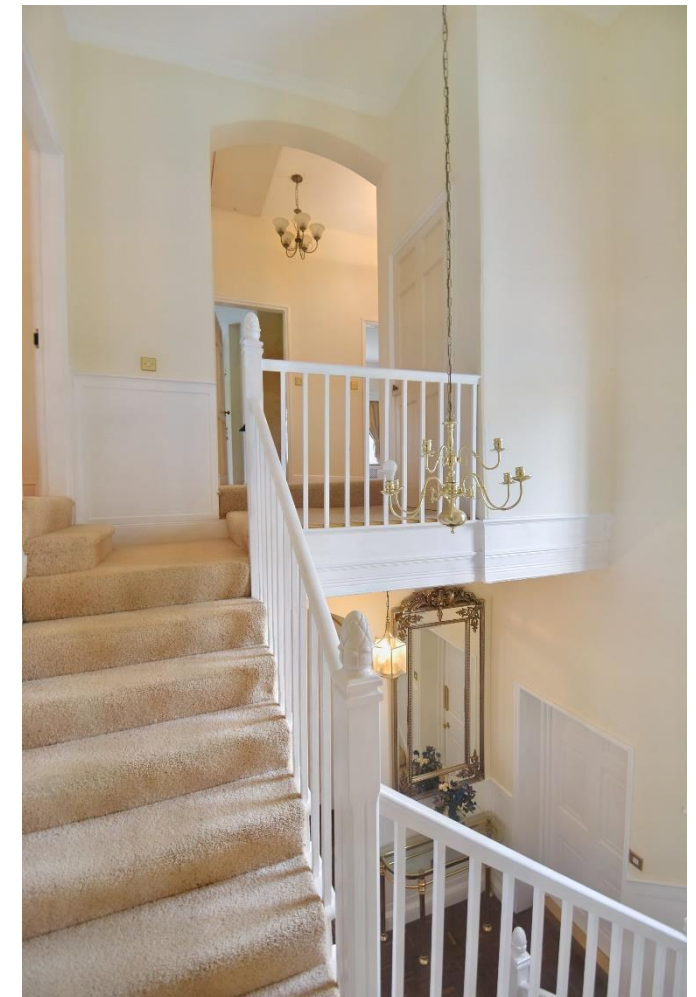
### First Floor

### East Landing

Approached from the main staircase which branches leading up to a part glazed door to the west landing. The east landing is on split levels

with pillared balustrade to the lower area forming a gallery over the stairwell.

Step up through a shaped archway to upper landing with doors off to the main 2 bedrooms and shower room. There are two ceiling light points and tap access with drop-down ladder to the main roof void. Six panel doors lead off.



### Bedroom 1 (Rear)

A large and bright double bedroom enjoying morning sun with superb far-reaching views to the east over the owned grass pastureland. Nine pane window on the east elevation and a south bay with a further nine pane, south facing sash window. Radiator in decorative case and second radiator to the bay. Moulded picture rail and small cast-iron fire surround.

### Bedroom 2 (front)

A spacious double bedroom with nine-pane front and side sash windows the latter providing morning sun and presenting superb views across the land whilst the former overlooks the main approach to the house. Radiator in decorative case, small cast-iron fire surround, picture rail, ceiling light point and double door wardrobe with clothes rail, storage compartments and double cupboard over. Inner connecting six panel door to:

### Bedroom 5/Dressing Room

With a nine-pane front sash window overlooking the driveway to the house. Radiator in decorative case and moulded picture rail. Independent door access from the main landing.





### Modern Shower Room

Positioned adjacent to the main bedroom with a high gloss porcelain tiled floor and surround to a wide shower cubicle having a central glazed door, glazed side panels and a shower mixer unit with drenched head. Contemporary vanity unit in white enclosing the cistern for the low-level WC, ceramic tiling over and inset wash handbasin with lever tap. Mirror fronted wall cabinet and side 12 pane sash window with venetian blind. Period style column radiator and combined chrome towel rail. LED spotlights and down lighters. Electric underfloor heating.

### Shower Room 2

With small lobby where a white bracket wash handbasin with travertine mosaic tile splashback and lever tap is positioned; framed opening to the glazed shower cubicle beyond which has an electric Mira shower unit with handset on rail and drench head. White low-level dual flush WC. Radiator and small rear window.



### **Bedroom 6 (front)**

A smaller double bedroom or as at present, a spacious single room with a small cast-iron fire surround, tall ceiling and radiator in decorative case. Front 9-pane sash window overlooking the approach to the house.

### **West Landing**

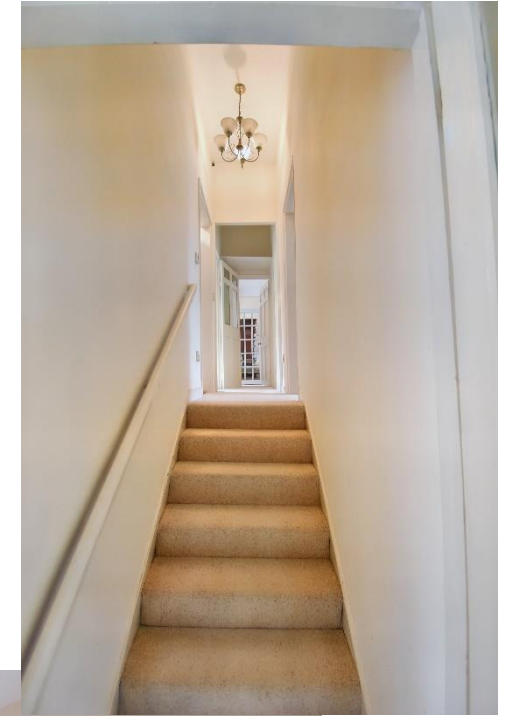
Ceiling light point and part glazed 4-pane door from the second staircase which has a miniature ladder to a box storage enclosure above the stairs. Six panel doors lead off the landing to the remaining bedrooms and family bathroom.

### **Bedroom 4 (front)**

A double room of good size with radiator in decorative case, front 9-pane sash window and a small cast-iron fire surround. Full height built-in cupboards with 3 pairs of moulded double doors in satin white paintwork. Ceiling light point.

### **Family Bathroom**

Ceramic tiled floor in travertine style and splendid wide shaped double ended bath with large ornamental claw feet and a floor-pillar shower/mixer tap finished in gold. Matching taps to a Period style vanity wash handbasin in a curved granite surround with a framed mirror back and pedestal incorporating base cupboard on ornamental feet and carvings.





White dual flush low-level WC, rear 12 pane sash window and combined column radiator and gold-coloured towel rail. Coved ceiling, extractor fan, electric underfloor heating and views across the garden from the bath.

### **Bedroom 3/ Guest Bedroom (front)**

A double room with 9-pane front sash window having working shutters. Radiator in decorative case, ceiling light point and small cast-iron fire surround in a tiled and white painted frame with mantle shelf and slate hearth. Painted timber panelled woodwork and partition with multipane windows over and a 15-pane glazed door to the:



## Ensuite Bathroom

Feature travertine tiled floor and walls to just below the moulded picture rail. White suite of roll top bath with ball and claw feet, glazed side screen and shower mixer unit with drench head; low-level WC with dual flush and period style vanity unit with wash basin as in the family bathroom. Chrome heated towel rail, 6 LED spotlights to centre fitting, electric underfloor heating and rear 12-pane sash window providing lovely views across the rear garden.



# THE LAND AND GARDENS



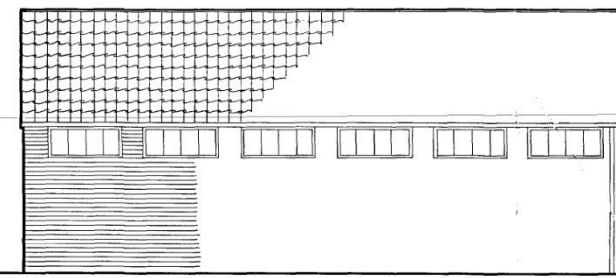
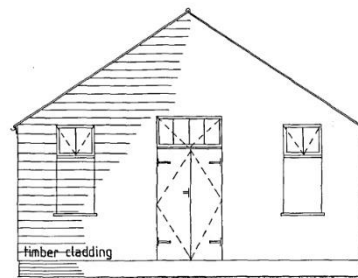
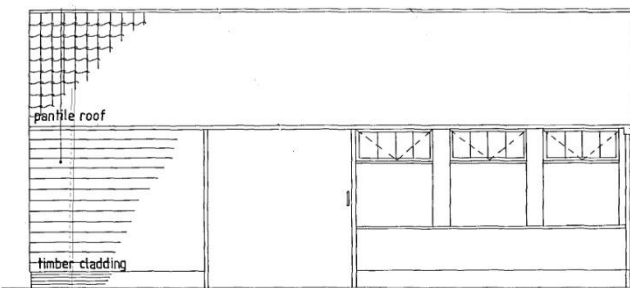




The property is approached over a large sweeping gravel drive which extends around a circular lawn before continuing across the front garden all forming a spacious forecourt with parking space for many vehicles and leading to the double garage.

The front garden area is enclosed by mature trees and bushes forming a screen along the front boundary with shaped borders and low-level planting. There are views from the driveway across the land to the east and the far western area includes space with planning and Listed Building consent for an outbuilding which was included in the approved applications for the garage wing and alterations.

Proposed elevations of the outbuilding are shown here but the application forms including all the detailed plans are available to download on the East Lindsey District Council Planning Portal and easily found by searching applications using the property post code.





A lawned garden extends around the east side of the house with open views across the pastureland belonging to the property and separated from the field by a ha ha wall. The land is laid to grass with mixed hedgerows and a number of trees along the perimeter and there is a public footpath across the far end of the field from north to south. This could readily be fenced off by the buyer/s if they intend to keep horses or livestock.



The main formal brick-walled garden is positioned on the south side of the house enjoying a warm, sunny and sheltered aspect. There is a large lawn bordered by a wealth of bedding plants, trees and shrubs with shaped borders and pathways leading around different areas.

Along the rear of the courtyard wing, there is an extensive sun terrace in flagstone paving with a raised pond and climbing plants over wall trelliswork with posts and finials. A lovely, warm space for alfresco dining and patio furniture whilst enjoying beautiful views over the garden.

A door at the far end of the patio opens a shaped walk-through archway to a garden area to the east of the walled garden and a similar door to the west allows access around the house and garage onto the patio. On the west side of the formal garden there is a large wild garden area which could be left as is or transformed into more formal planted gardens, an orchard or kitchen garden as desired.

The grounds to the south of the house have a backdrop of mature trees with part of the owned land extending beyond the south wall of the garden. Adjoining the walled garden is an apple orchard.

The **Greenhouse** is a superb size and in classic Period style with a lean-to glazed roof and brick paved centre walkway with growing beds on each side and wall trelliswork against the south facing wall. There are numerous outside lights around the property, including wall lanterns and sensor floodlights.





**Viewing:** Strictly by appointment through the selling agent.

### Location

Candlesby is a country village positioned about 5 miles (8 km) east of Spilsby market town and has a Grade II Listed parish church dedicated to St Benedict. Candleby appears in the Domesday Book "Calnodesbi", in the Wapentake of Candleshoe. Although wapentakes were abandoned as local government units in the 1890s, the Candleshoe name lives on as the local Deanery.

Nearby Gunby Hall was built around 1700 for Sir William, 3rd Baronet Massingberd, and was the former seat of the Massingberd family. Today the hall is owned by the National Trust, and is a Grade I Listed Building. The village has several daily bus services associated with school travel, and service to Lincoln and Skegness.<sup>1</sup>

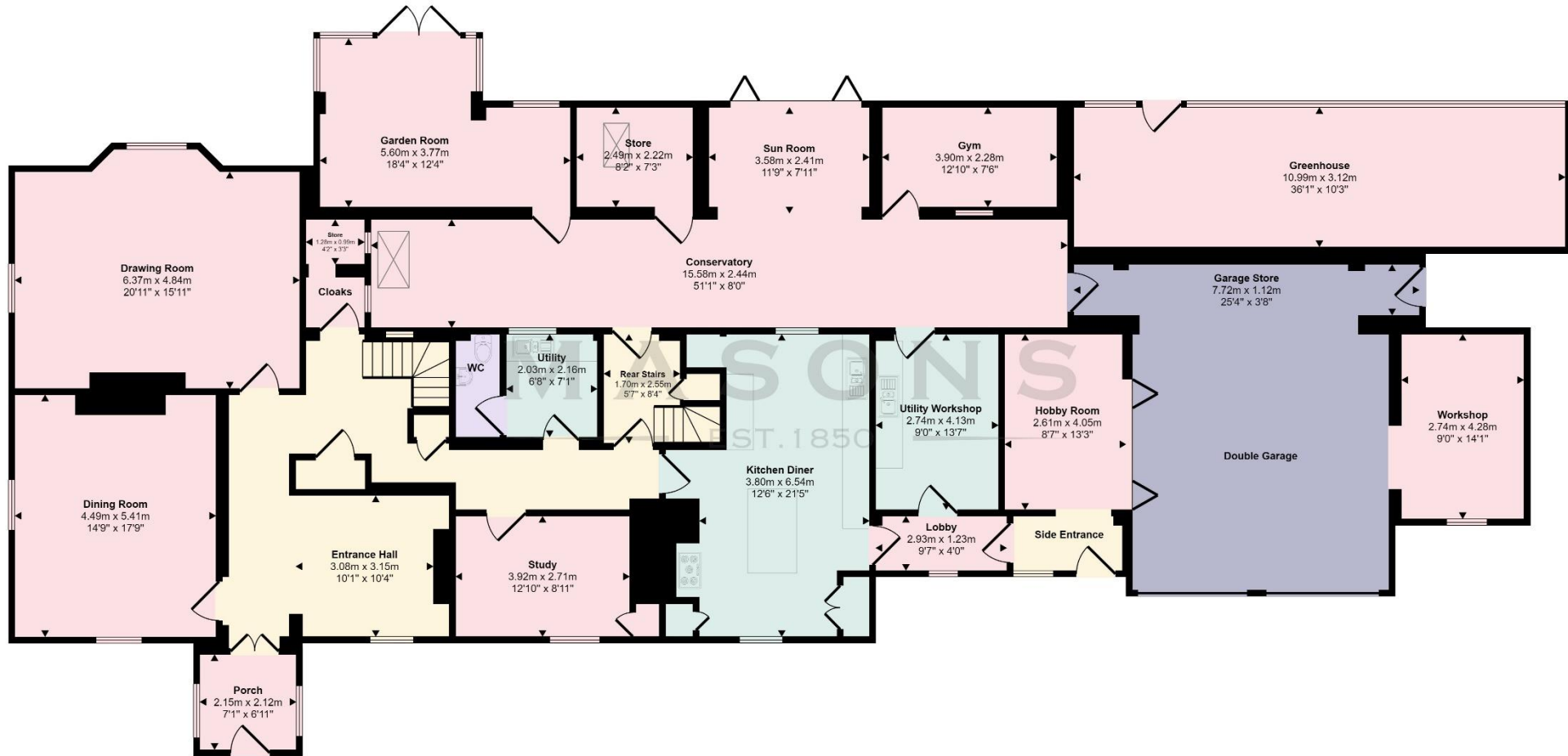
### General Information

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Floor coverings, curtains and blinds at the property will be included in the sale.

Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage. Red-lined aerial images show approximate boundaries and should be verified against the contract plan at sale stage. We are advised that the property is connected to mains gas, electricity and water whilst drainage is to a private system, but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band F.



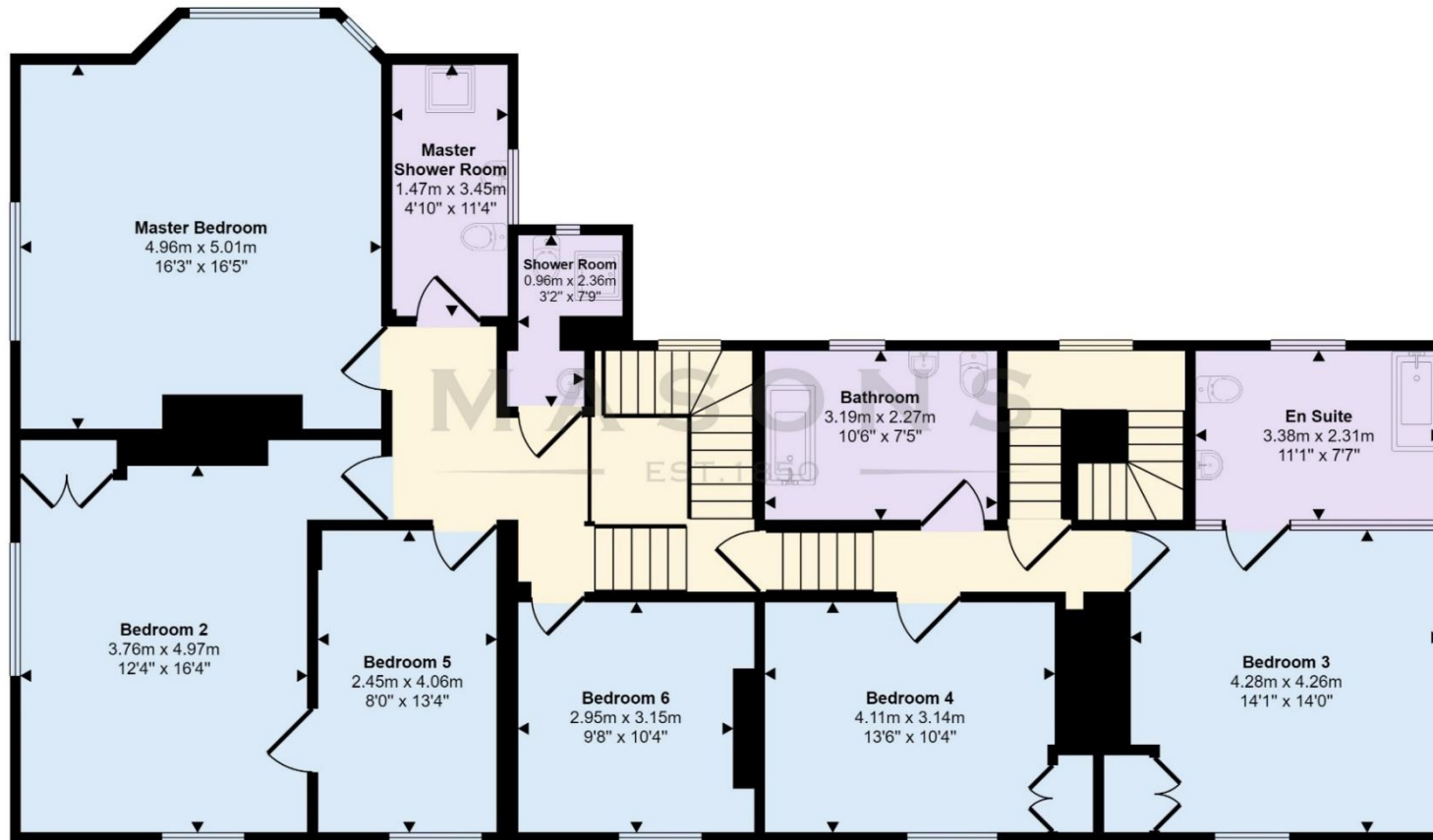
# FLOORPLAN – GROUND FLOOR



Ground Floor  
Approx 343 sq m / 3687 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# FLOORPLAN — FIRST FLOOR



First Floor  
Approx 160 sq m / 1724 sq ft

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### Important Notice

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- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) No person in the employment of Messrs Masons, Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property;
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