



**GRADE II LISTED HALL WITH 2 COTTAGES, 23.3 ACRES APPROX AND RIVER FRONTAGE**

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THURLBY HALL  
THURLBY, LINCOLN LN5 9EG





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Grand entrance hall ♦ sitting room ♦ play room ♦ drawing room  
♦ dining room ♦ kitchen/breakfast room ♦ master bedroom suite  
♦ 4 further bedrooms (2 en suite) ♦ family bathroom  
♦ 2 x 2 bedroom cottages ♦ great hall with 2 further guest  
bedrooms and bathroom ♦ 23.3 acres approx ♦ tennis court  
♦ barns ♦ outbuildings ♦ river frontage ♦ in and out driveway

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### Directions

Travelling south on the A46 take the second exit after the Bentley Hotel roundabout signposted Thorpe on the Hill and Haddington. Continue in a southerly direction towards Bassingham. On entering the village of Thurlby look out for the gates to the hall on your left opposite a farm yard and before the tight right hand bend.

### Situation

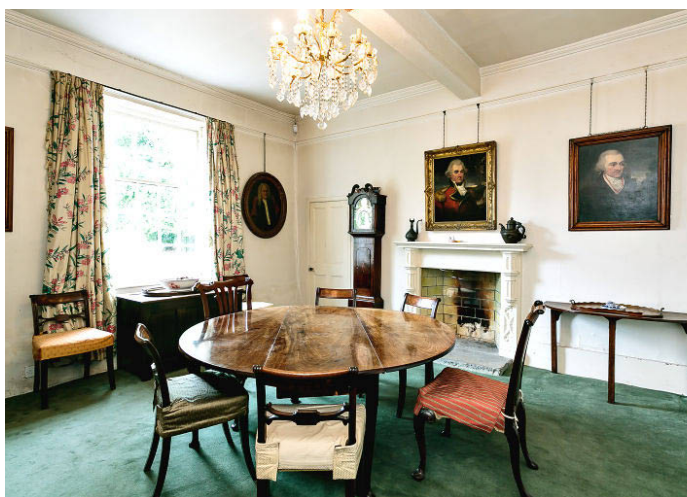
Thurlby is a small village with a few houses and a church. Nearby Bassingham is a sought after village offering a good range of local amenities including a Spar shop, Post Office, two public houses, doctors' surgery, hairdressers, community centre and within walking distance to a highly regarded primary school. The village is well situated for easy access to both Lincoln and Newark which have additional facilities including a choice of shops, leisure facilities, well respected schools and University; Newark also has a fast rail link to London Kings Cross (approx 1hr 20mins) as well as the A1 road network.

### Description

Built in 1703, this magnificent Grade II Listed Hall has remained in the same family for over 300 years. Savills is delighted to bring Thurlby Hall to the open market for the first time. This special hall is steeped in history and sits in mature grounds extending to approx 23.3 acres and includes river frontage along the River Witham.

In more detail the accommodation comprises:

Grand entrance hall with original tiled floor and panelled walls, sitting room with fireplace and sash windows overlooking garden, play room with fireplace and French doors to garden, drawing room with two French doors opening to garden, internal hallway with Period staircase to first floor and original flagstone floors, dining room with fireplace and door through to kitchen/breakfast room which in turns opens through to a large utility room. Also on the ground floor is a WC, boot room, boiler room and door to cellar.



The first floor has a master bedroom suite with dressing room and en suite bathroom. There are two guest bedrooms, both with en suite bathrooms, two further bedrooms and a family bathroom.

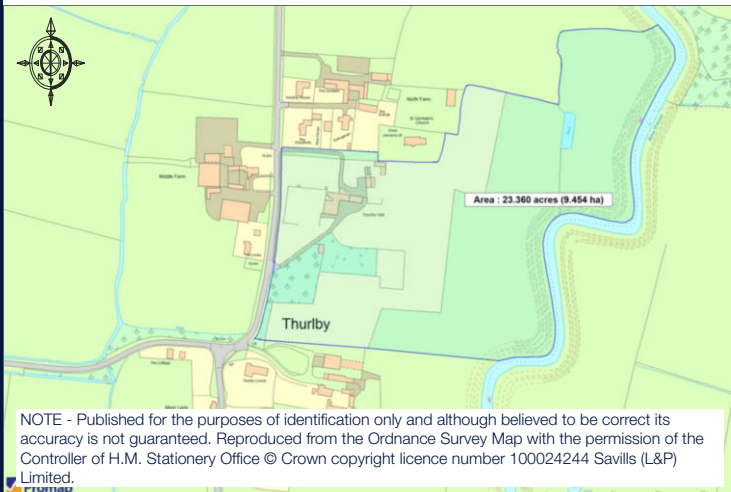
The top floor has two attic store rooms and a large attic room set into dormer windows. The guest annexe or eastern wing is approached by its own door and enjoys a superb great hall with tall ceilings and fireplace and French doors opening onto the gravelled driveway. On the first floor above this room are two guest bedrooms and a bathroom.

Thurlby Hall enjoys two self contained cottages. There is Stable Cottage which enjoys a sitting room, kitchen/breakfast room, ground floor bedroom with en suite bathroom and one bedroom and a bathroom on the first floor. There is also The Cottage which has a sitting room with fireplace, kitchen/breakfast room, two bedrooms and a bathroom.

Outside Thurlby Hall enjoys a front and back driveway, the front driveway leading to a large gravel hardstanding for several cars. There is a walled garden mostly laid to lawn with a stepped and paved terrace. There is a separate orchard, various car ports and useful outbuildings including a two storey Dutch barn and a large open cart shed. The parkland is dotted with mature specimen trees. There is a tennis court, wooden pavilion and paddocks which lead to the River Witham.

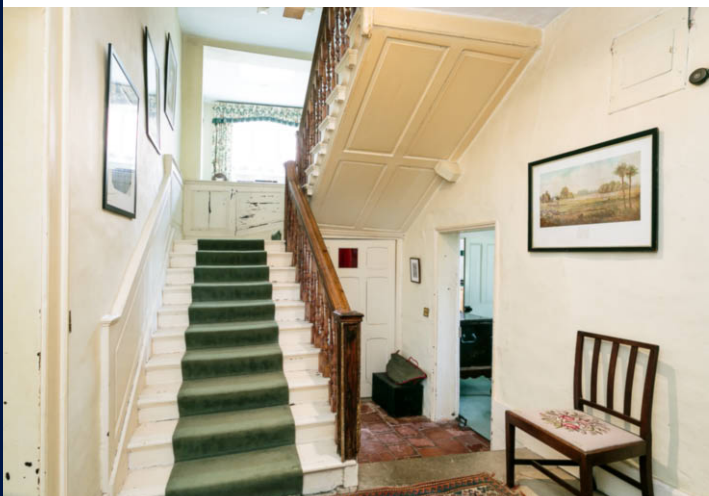
Thurlby Hall is a truly rare and remarkable family home that needs to be seen to be fully appreciated.

**Viewing** Strictly by appointment with Savills.



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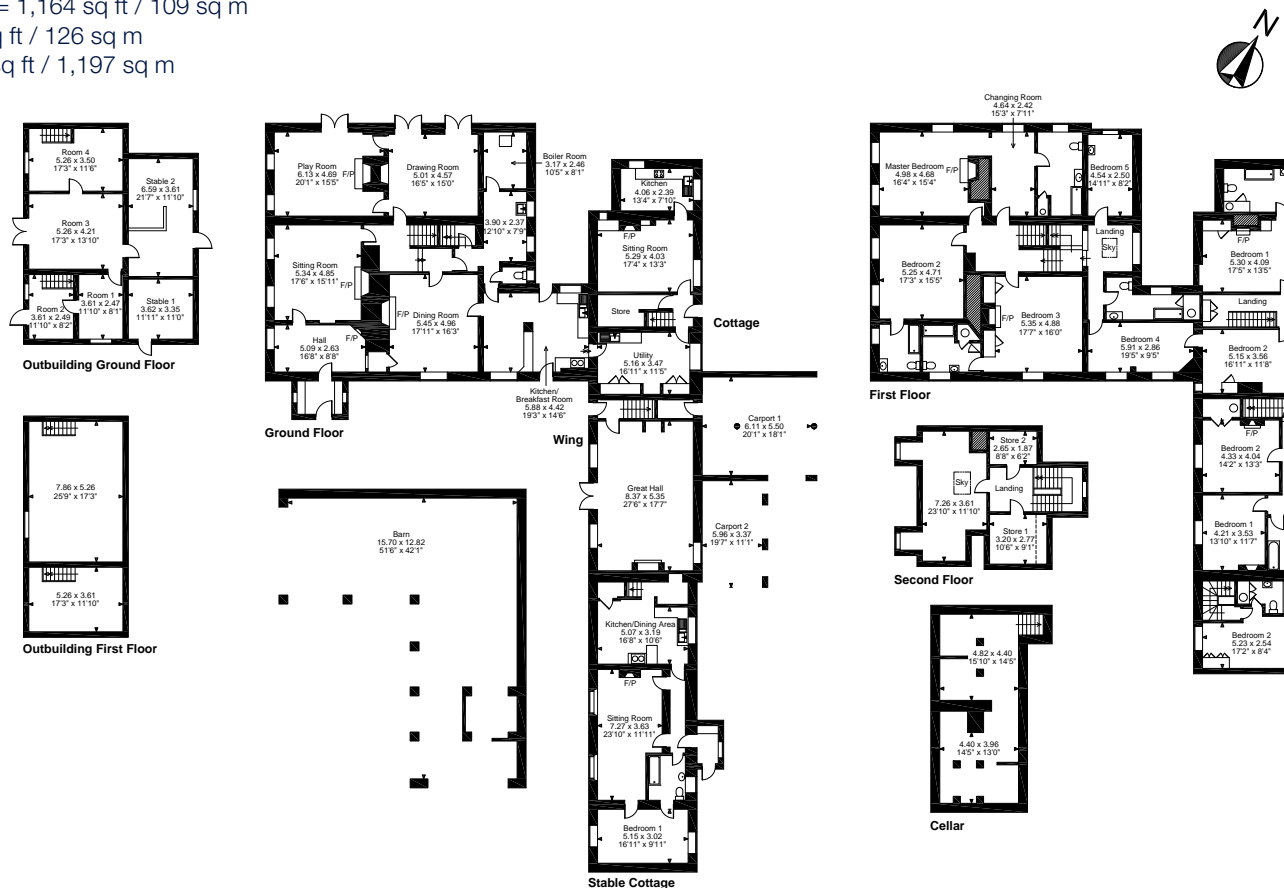






## FLOORPLANS

Main House gross internal area = 5,742 sq ft / 533 sq m  
 Carports gross internal area = 618 sq ft / 57 sq m  
 Outbuilding gross internal area = 1,758 sq ft / 163 sq m  
 Cottage gross internal area = 1,144 sq ft / 107 sq m  
 Wing gross internal area = 1,091 sq ft / 102 sq m  
 Stable Cottage gross internal area = 1,164 sq ft / 109 sq m  
 Barn gross internal area = 1,354 sq ft / 126 sq m  
 Total gross internal area = 12,871 sq ft / 1,197 sq m



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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**Savills Lincoln**  
 lincoln@savills.com  
**01522 508908**

**savills.co.uk**

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