

The Old Rectory, Minting, Lincolnshire





The Old Rectory, Chapel Lane, Minting

Horncastle - 7 miles Lincoln - 15 miles

The Old Rectory is an exquisitely restored and improved country house set in generous, mature gardens, situated in a lovely rural location surrounded by farmland on the edge of a picturesque village.

Originally dating from 1840, this fine, family house has been the subject of a comprehensive programme of refurbishment and improvement over recent years to create a home of the highest standard, blending a wealth of character and period charm with bespoke fixtures and fittings in harmony with the origins of the original building. The layout of this home makes it perfect for both formal entertaining and also more relaxed, family entertaining.

The property offers light, spacious and flexible living accommodation to create a wonderful family home in this idyllic, rural location within the desirable village of Minting.

The house sits in about one acre of beautifully maintained, mature gardens creating a high quality setting suitable for the house. The grounds include large areas of lawns with raised banks, specimen trees and plants; a pond with seating area; a small Woodland; and several interesting sitting and al fresco dining areas.



MAIN HOUSE ACCOMMODATION

Ground Floor

Entrance Porch

A brick built portico with York Stone paving and original front door leads to:

Hallway

Sash window with working original shutters, period style cast iron radiator and classically tiled floor leading to:

Stairwell

Pretty staircase rising to first floor landing with balustrade and polished tops.

Drawing Room 5.94m x 4.22m (19'5 x 13'8)

A bright, double aspect, elegant room with French doors with working shutters opening onto the garden. The two sash windows look onto gardens to one side and have working shutters. The room has a marble open fireplace, solid oak floor boards, fitted bookshelves, decorative cornice and two period style, cast iron radiators.

Dining Room 5.78m x 4.20m (18'9 x 13'8)

The two sash windows with working shutters look out onto gardens and ensure the room is well lit and welcoming. The room has an open fireplace with stone surround, decorative ceiling rose, solid oak flooring and two period style, cast iron radiators.

Inner Hall

Solid oak flooring with covered radiator leading to:

Study 2.55m x 2.21m (8'4 x 7'2)

Sash window with solid oak flooring.

Home Office Cellar 2.16m x 3.41m (7'8 x 11'2)

Accessed from Inner Hall, stairs down to carpeted room with power, lighting and radiator. Dry, tanked room with sump pump.

Rear Inner Hall

The Inner Hall joins the Rear Inner Hall. Part glazed door leading to rear gardens. Period style, tiled flooring and covered radiator. Access to Cloakroom and Kitchen from this area.

Cloakroom

Wash hand basin, WC, tiled flooring and heated towel radiator. Part panelled walls.

Family Kitchen / Breakfast Room 6.58m x 3.62m (21'6 x 11'9)

The bay window with glazed door leads out into a sheltered, walled garden with al fresco dining area. The sash window looks out over the pretty courtyard. A bespoke, hand made, family kitchen has been recently added with a wide range of both painted and solid oak doors and drawers with several, hidden storage areas. The family kitchen is centred around an energy efficient, electric night storage, four oven AGA which is framed by an "up and over" surround. The large island has family friendly,

large twin ceramic sinks, a mixer tap with hose, an integrated Siemens dishwasher, a hidden recycling bin area and a "pull up" seating area. The eclectic mix of Maple and Oak solid wood worktops compliment the solid oak flooring. The Rangemaster, American style fridge/freezer has its own housing with large storage space above. A useful, wall mounted plate rack is adjacent to the dishwasher and sink. At the far end of the kitchen, there is a spacious dining area, door to rear stairs to Guest Room, understairs storage area and large cupboard with wine rack for 100 bottles, drawers and hanging space for coats. A stable door leads to the Boot Room. Door from Kitchen leads to:

Pantry 2.67m x 2.76m (8'7 x 9'1)

Bespoke, handmade, painted base and wall units in period style with multiple shelving and solid Maple work tops. Several electrical points for appliances. Window to courtyard. Seagrass flooring. Door from Pantry leads to:

Laundry 2.51m x 3.44 (8'2 x 11.3)

Window overlooks courtyard. A range of wall and base units with roll top worktops, ceramic sink with mixer tap and separate water filter, space and plumbing for washing machine and tumble dryer. Water softener. Seagrass flooring.



Sitting Room 4.21m x 4.42m (13'8 x 14'5)

Door from Kitchen also leads to Sitting Room with bay window overlooking the gardens. Feature open brick fireplace houses a Cast Iron Wood Burner with wooden mantle and stone surround and marble hearth. Exposed beam to ceiling and built-in cupboard and bookshelves. Solid oak flooring.

Boot Room

Accessed from the kitchen, the boot room has extensive hanging for Coats and space for boots and shoes. Painted Wall cupboard. Seagrass flooring. Window to courtyard. Stable door leading to courtyard. Door with 5 lever lock leads to The Coach House Annexe.

MAIN HOUSE ACCOMMODATION

First Floor

The original main staircase has a rising turn to first floor landing with sash window to front elevation. High ceilings with a decorative ceiling rose and solid oak flooring. Main first floor landing leads to:

Master Bedroom Suite 4.21m x 4.54m (13'9 x 14'9)

The double aspect sash windows create a light and appealing master bedroom room with attractive views of the gardens and surrounding countryside. The open brick, cast iron fireplace has a wooden mantle place. Solid oak flooring. Doorway leads through to:

Dressing Room 3.89m x 1.58m (12'9 x 5'2)

Carpeted room with Sash window overlooking gardens and woodland.

En-Suite Shower Room 2.22m x 2.83m (7'3 x 9'3)

Door from Master Bedroom leads to en-suite shower room with sash window overlooking gardens and farmland. Large walk-in shower with large Rose shower head, low level WC, wall mounted rectangular wash hand basin with mixer tap and splash backs, heated chrome towel rail. Solid oak flooring.

Bedroom Two 4.24m x 3.38m (13'9 x 11'1)

Accessed from main landing, bright room with sash window overlooking gardens and farmland with feature open cast iron fireplace with surround. Solid oak flooring.

Bedroom Three 2.65m x 3.89m (8'7 x 12'8)

Accessed from main landing, this bedroom has a sash window to the front with feature cast iron fireplace with wooden surround. Fitted floor to ceiling shelves.

Inner Landing

The main landing leads to the inner landing with its solid oak floors and access by ladder to the Attic Room which is a fully insulated and boarded area for storage purposes (approx. 3.45m x 2.19m). The Inner landing leads to:

Family Bathroom 3.45m x 2.19m (11'3 x 7'2)

Half panelled room with half frosted glass sash window overlooking the front gardens. The panelled bath has a traditional style mixer tap and shower attachment. Large wash hand basin. Solid oak flooring. Chrome heated towel rail with radiator.

Cloakroom

Part tiled with wash hand basin and WC. Solid oak flooring. Heated towel radiator.

Bedroom Four - Guest Suite 4.49m x 3.62m (14'7 x 11'9)

The sash window to the front overlooks the walled garden and woodland area. There is a small cast iron mock fireplace with wooden surround. Solid oak flooring. A door leads from the bedroom to a small hall with stairwell leading down to the kitchen offering this Guest Suite complete privacy. From this small hall, there is a door which leads to:

En-Suite Guest Bathroom 2.90m x 2.72m (9'1 x 8'9)

The half frosted sash window to the front elevation offers this room plenty of light. The part panelled bathroom has a Victorian style, free standing, roll top bath with a shower above, WC and wash hand basin. Solid oak flooring. Chrome heated towel rail radiator.

Rear Inner Landing

The Inner landing leads to the rear inner landing which has a skylight and also with solid oak flooring. Laundry cupboard at the end. This landing leads to:

Bedroom Five 4.26m x 4.44m (13'9 x 14'6)

The sash window has pretty views of the gardens and Loggia area. It has a small cast iron fireplace with wooden surround and a cupboard housing the Megaflo hot water cylinder.

THE COACH HOUSE ANNEXE

Access to The Coach House from the Main House is through the Boot Room, the mortice lock door leads to:

Hallway

Seagrass flooring. Vaulted ceiling. Part glazed door leads to undercover Loggia areas. Door through to:

Shower Room 2.0m x 2.2m (6'5 x 7'2)

Completed in November 2016, completely refurbished shower room, fully tiled floor and walls with large walk-in shower with drying area, low level WC, wash hand basin with mixer tap all set in high quality, solid oak vanity units. Electric radiator. Velux roof window.

Bedroom One 3.12m x 3.61m (10'2 x 11'8)

Accessed from the Coach House hallway, newly carpeted (2016). Double glazed window to courtyard with additional leaden stain glass window. Door leads to:

Sitting Room 3.85m x 3.29m (12'6 x 10'7)

French double glazed doors leading to the Courtyard area with main entrance to The Coach House if used as a separate Annexe. This area is open planned to give completely flexible accommodation and would make a pleasant dining area. Newly carpeted (2016). An open plan staircase leads from this area to Bedroom Two.

Games Room & Kitchenette 8.13m x 3.64m (26'7 x 11'9)

The Entrance Dining Hall leads through to the open plan Sitting Room area which incorporates the Kitchenette and is currently being used as a Games Room. Double glazed windows overlook the Courtyard. Newly carpeted (2016). Sit-up oak Bar/Breakfast area. Kitchenette / Bar area has stainless steel, twin sinks with base units. Fitted Fridge. Wall units on adjacent wall. Solid Oak flooring. Internal key code door access to triple garage with dedicated Annexe Boiler.

Bedroom Two 3.82m x 3.31m (12'5 x 10'8)

Stairs to Hay Loft Bedroom with floor level window overlooking the courtyard. The additional window to the side elevation of the Annexe ensure this room is bright and light. Carpeted. Vaulted ceiling with exposed truss work.

TRIPLE GARAGE

Electrically operated double "up and over" door with additional manual single garage door. Power and lighting. Separate mortice locked door to properties side passageway.

OUTSIDE

The house sits in about one acre of beautifully maintained, mature gardens creating a high quality setting suitable for the house.

The grounds are partly enclosed with metal park style fencing with an electrically operated, 5 barr wrought iron gate providing easy access from Chapel Lane. This opens to a gravel driveway

with ample parking with triple garage to one side and gated access with pretty pathway leading to the entrance porch.

There are large areas of lawns interspersed with raised banks, specimen trees and plants and hedging to the East, South and West aspects of the property. The ornamental pond has a small island with seating area. To the front there is a small Woodland with box hedging and meandering walkway.

The gardens present an array of interesting sitting and al fresco dining areas including a delightful walled, Italian style, garden with decked dining area with purgular, outside light, water tap, electrical points and direct access to the kitchen. The very private Loggia area at the rear of the main house has an outside tap with basin, lighting and electrical points which opens onto a flagstone terraced area. A Summer House with covered sitting area and outside tap and basin; a small Gazebo and a large, flagstoned gated Courtyard area with electrical points and access to Workshop, offer additional places to sit and enjoy different aspects of the grounds. There is an additional area dedicated to cultivating vegetables and flowers with a Greenhouse.

SITUATION

The Old Rectory is set back from the quiet and rural Chapel Lane on the edge of the desirable village of Minting.

The thriving market town of Horncastle with its attractive market square and numerous antique shops, is situated about 7 miles from Minting on the edge of the Lincolnshire Wolds, designated an Area of Outstanding Natural Beauty. The town itself has an excellent range of facilities and amenities including shops, doctor

and dental surgeries, banks, pubs, takeaways, restaurants, sports clubs, hotels, vets, churches and library as well as the schools including the renowned Queen Elizabeth Grammar School and OFSTED "Outstanding" Horncastle Infant & Primary School. Grammar Schools are also situated in the nearby towns of Caistor and Louth.

In addition, the smaller market town of Wragby is only 5.5 miles away also with excellent range of amenities including shops, pubs, doctors and dental surgeries, restaurants, take aways, vets, sports clubs and churches.

The historic Cathedral city of Lincoln is about 25 minutes away by car either by main road or through the pretty back lanes with 15 miles being the shortest and quickest route. Lincoln offers the highly regarded Lincoln Minster School, Cathedral Quarter, Cultural Quarter, Bailgate, Steep Hill, the attractive Brayford Waterside area, Eastgate Tennis Club and Lincoln County Hospital all within easily accessible. Lincoln is a vibrant University City offering a variety of facilities including an excellent choice of schools in both the public and private sectors, colleges, shops, restaurants, public houses and leisure activities and provides daily direct trains to London Kings Cross, with additional regular connections to London via Newark-on-Trent in approximately 1 hour 20 minutes. There are very good roads links via the A46, A158, A15, A1 and A17. Regular public buses run to and from Lincoln along the A158 to Horncastle. "Call Connect" also operate an on demand bus service from Minting to Horncastle, Woodhall Spa and Coningsby.

The popular east coast beaches and nature reserves are about 40 minutes away by car.

The location has an excellent choice of several airports including East Midlands, Robin Hood Doncaster, Hull Humberside and slightly further afield Leeds Bradford, Birmingham and Manchester.

ADDITIONAL INFORMATION:

Alarm System | Security Lighting | Water Softener | 2 x Condensing Boilers fitted 2012 | Newly built (2016) Wood Shed | Two newly installed (2016) Oil Tanks | New Shower Room (2016)

TENURE

Freehold. For sale by private treaty.

SERVICES

Mains water and electricity.

FIXTURES & FITTINGS

All fitted carpets, curtains, fixtures, fittings and garden ornaments are not included in the sale unless mentioned in these particulars. However, certain items may be available for purchase by separate negotiation.

VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team.



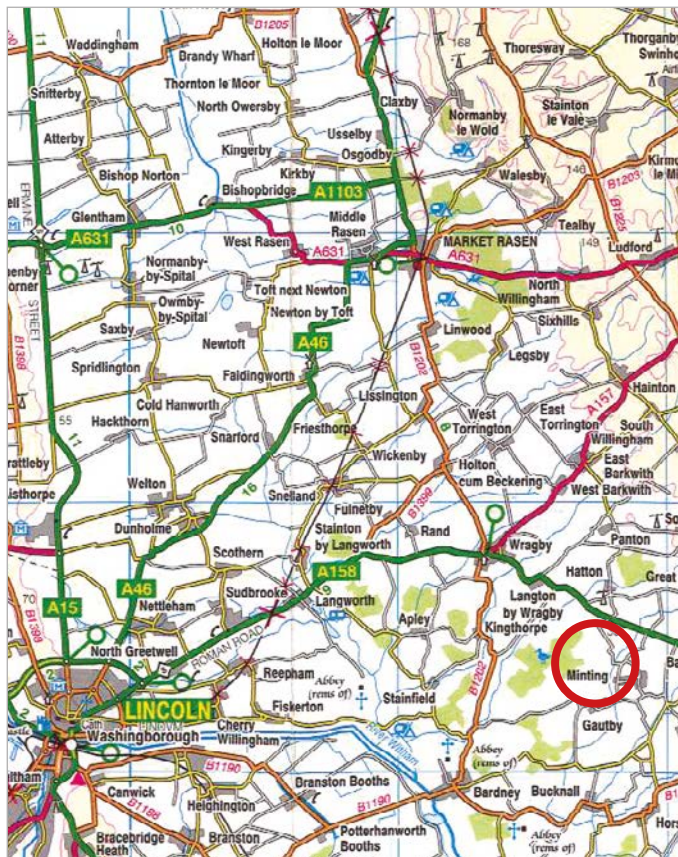












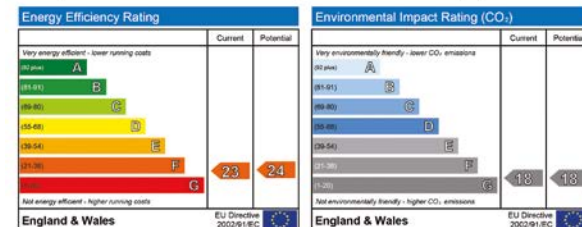
Energy Performance Certificate



The Old Rectory Chapel Lane
Minting
HORNCASTLE
Lincolnshire
LN9 5RX

Dwelling type: Detached house
Date of assessment: 23 February 2009
Date of certificate: 23 February 2009
Reference number: 2478-7073-6232-5271-8004
Total floor area: 401 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home		
	Current	Potential
Energy use	420 kWh/m ² per year	413 kWh/m ² per year
Carbon dioxide emissions	37 tonnes per year	36 tonnes per year
Lighting	£380 per year	£201 per year
Heating	£5050 per year	£5106 per year
Hot water	£296 per year	£296 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.
For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome

DIRECTIONS - LN9 5RX

From Lincoln take the A158 through Wragby and continue for about 3 miles turning right off the A158 onto Minting Lane, continue on the road as it becomes Chapel Lane and The Old Rectory is located on the left hand side.

LOCAL AUTHORITY

East Lindsey District Council
01507 601111

USEFUL NUMBER

Lincolnshire County Council
01522 552222

COUNCIL TAX

Band D.

AGENT

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