



BEEESBY HALL

L I N C O L N S H I R E

www.beesbyhall.com

It's the detail that will surprise you...





Introduction

A genuinely outstanding, classic Neo-Regency style modern country house with equestrian facilities, a short drive away from the rolling countryside of the Lincolnshire Wolds, an area of Outstanding Beauty, and the wide dune backed sandy beaches of the East Coast.

This most aesthetically striking of residences, offers in the region of 6,382 square feet of high quality accommodation, and stands within the most appealing landscaped grounds, extending to approximately 11.25 acres (sts), that provide a wonderful and surprisingly private setting.

The paddock land, manège and stable yard facilities have been laid out both practically and in keeping with the rest of the property. The added leisure facilities of the Coach House building, the swimming pool and all weather tennis court will undoubtedly please the active family.



Summary of Accommodation

Entrance vestibule, reception hall, formal reception room, drawing room, dining room, study/office, kitchen/breakfast room, utility room, butler's pantry, cloak/boot/storage rooms and WC. Master bedroom suite with dressing room and bathroom, principal guest bedroom with en-suite shower room, five further bedrooms with two family bath/shower rooms.



Beesby Hall – Vestibule Entrance & Reception Hall



The striking detail of Beesby Hall is immediately apparent as you walk through the Entrance Vestibule and into the Reception Hall. Its feature staircase was originally of St Andrews Old Rectory, which previously stood where Beesby Hall is today. The Reception Hall also features one of the four open fireplaces providing a warm winter welcome to guests, and additional heat from the heart of the house. The Hallway extends from the vestibule to the kitchen.



Drawing Room



Dining Room



To the left and right of the reception hall are the Drawing Room and Dining Room, each with their own open fireplace and large bay windows. The Drawing Room is a sizeable space for quiet relaxation or for engaging with family and friends. The Dining Room is large enough to comfortably entertain 20 or more people in a very congenial environment - with a big enough table of course! Similarly to the rest of the ground floor both rooms feature tastefully ornate decorative wall and ceiling plasterwork.



Family Room



Office / Study

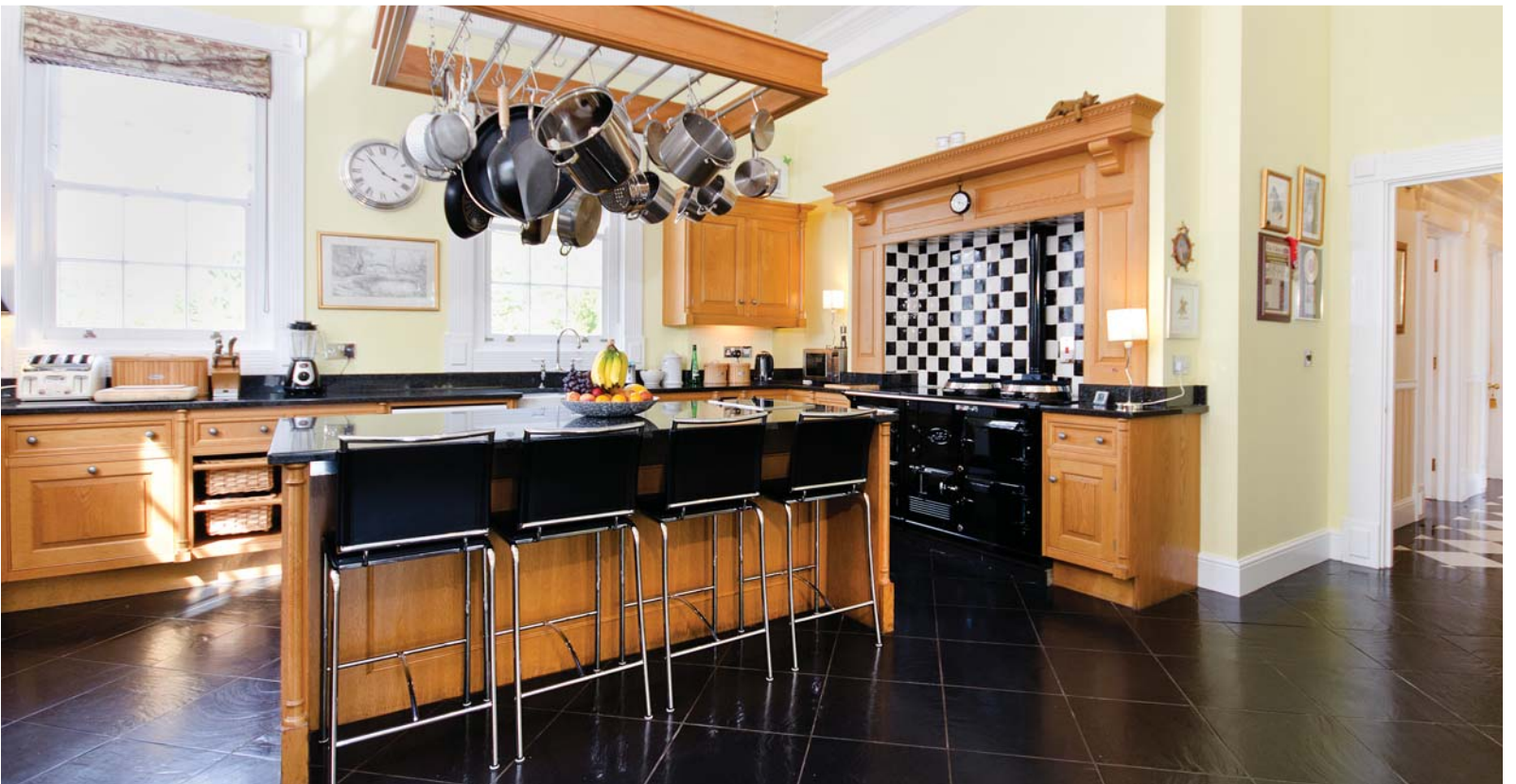


Leading from the Hallway or via the Butler's Pantry you will find the Family Room, with its high ceilings, impressive plasterwork and open fireplace. Three tall south facing windows allow plenty of light to stream into the room. An additional door through to the drawing room allows you to combine their use for those larger occasions.

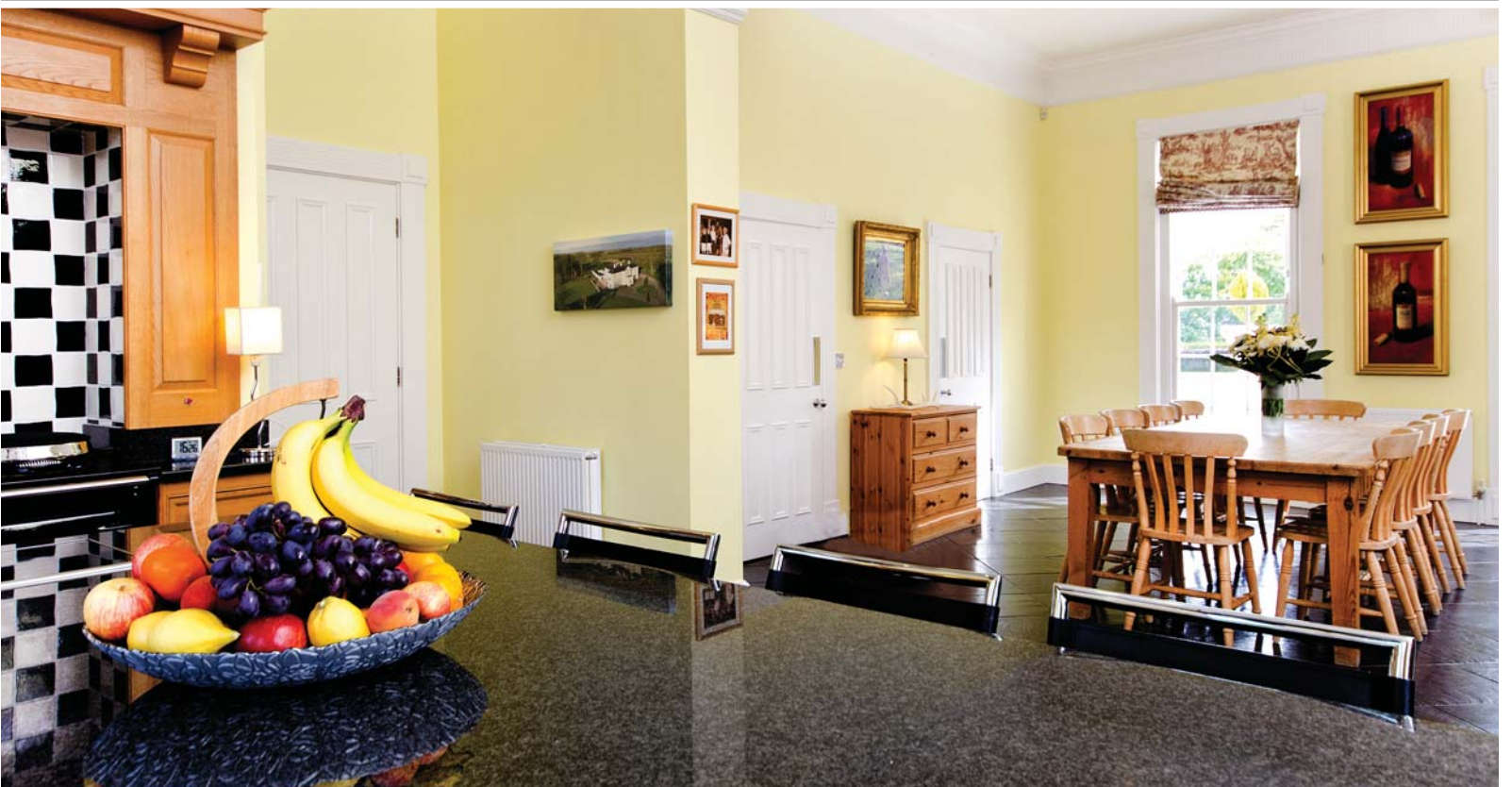
The Office/Study is tastefully fitted with custom-installed oak finished furniture by Neville Johnson. With three work station areas, you can accommodate several people and centralise your office/home-working needs and just close the door at the end of the working day.



Kitchen &



Breakfast Area



It's hard to visualise the size of the Kitchen and Breakfast Room. The central island is the social hub of the kitchen space. The Breakfast Area is large enough for the whole family to dine and the two combined are perfect for entertaining guests on less formal or impromptu gatherings - without impinging on the rest of the house. Included is an original solid fuel Aga, which has been 'Don Converted' to oil. As well as being a great culinary asset, the Aga permeates background heat throughout much of the house. There is also a Falcon Range Cooker with electric oven and gas hob (optional).



Ground Floor Plan



Beesby Hall Lincolnshire - An Overview

It's the detail that will surprise you. Beesby Hall is a modern rendered Regency style country house, of neo-classical design, constructed under a slate roof with corbel pediment, stripped pilasters and frieze, with two canted bays and pilaster detailed vestibule entrance porch. The property was constructed in 2002/2003.

Whilst the house is period in style, fortunately, it is not in its construction. For those who are looking for classic charm and character without the associated high structural maintenance and service running costs, or the restrictions in use and future adaptation that come with buying a Listed Regency/Georgian residence, Beesby Hall could prove to be a very sound and sensible purchase. EPC Banding D.

The interior is dramatic and eye catching in terms of detailing and appointment. This is a house of high ceiling levels and sash windows letting light flood into the reception space and bedrooms which provide appealing views out into the grounds. With handmade Italian Carrera marble fireplaces, exquisite and intricate cornicing and plaster mouldings, Italian black and white marble tiling to hallways, Impressive original staircase with cast iron

balustrading and mahogany handrail, solid oak herringbone parquet flooring in reception rooms. Natural slate flooring throughout the kitchen/breakfast room and utility room, a bespoke Smallbone of Devises kitchen with African granite work surfaces, high quality appointment to all bathrooms and en-suites, zoned thermostatic central heating control and a high specification security system to house and grounds, and more.



Top Floor Plan



Gardens, Grounds & Leisure

The Hall is approached through Regency style entrance gates up a winding gravel driveway onto a carriage forecourt with a circular lawn having a Monkey Puzzle tree inset. To the left of the drive lies a pleasant natural pond surrounded by a small wooded area containing a number of specimen trees including Holm Oak and London Plane. Along the southern boundary the Hall is favoured with a mature belted plantation of trees, hedges and shrubs. There is a small wood with a variety of mature trees including Scots Pine, Beech, Sycamore, Oak, with smaller varieties of Holly and Yew. From the southern side of the house there is a large terrace leading onto a gravel balustrade area beyond which a wonderfully proportioned lawn has been created.

The kitchen/breakfast room leads out onto a significant patio area incorporating a large heated outdoor Swimming Pool which is shielded by an extensive garden wall, and the adjoining Coach House building which features a Family Leisure Room with a mezzanine upper floor, integral Pool Changing Room with shower facilities and extensive Garaging. At the far end of the swimming pool there is a balustrade with steps leading up to the 'all weather' hard tennis court. To the north of the house driveway is another large lawn with formal hedged landscaping and well-tended beds that draw the eye. The grounds to the north and west have a mature sheltered belt of trees to the boundaries helping to maintain the Hall's privacy.



Equestrian Facilities

There is a secondary drive entrance from Pinfold Lane through the wood providing an additional point of access to the Stable Yard with its fenced enclosure and large concrete vehicle/horse yard concourse and a quality timber stable building providing a comprehensive range of loose boxes, tack room facilities, as well as feed and machinery storage. From the yard there is access into the Manège and to the adjoining paddocks. The Manège is 40m x 27m and has a base mix of silica sand, rubber and Combi-Ride dual-stabiliser. The grazing is divided into four good sized paddocks with internal and perimeter post and rail fencing. The paddocks benefit from the privacy provided by mature trees to the majority of the boundary.



Master Bedroom Suite



Master En-suite



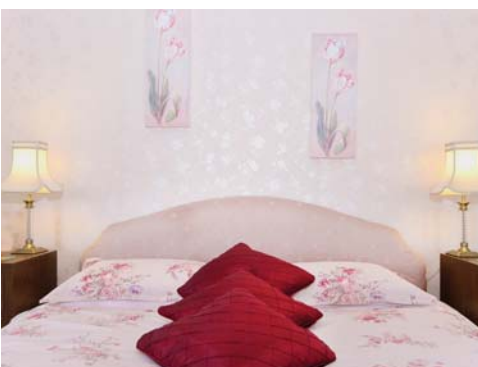
The five windowed Master Bedroom has south facing views across the fields to the Lincolnshire Wolds. There is a feature chimney breast with supplementary electric heater. The walk-in wardrobe and dressing room is fitted with plenty of shelves and rails for tidy storage. The generous sized Master En-suite with a large walk-in shower and a double ended bath is tiled floor to ceiling. The twin wash basin unit has underneath storage drawers and there are slim mirrored cabinets fitted above. A tall wall cabinet is also included. Ample warmth is provided by electric under-floor heating and two towel rails connected to the central heating system.



Bedroom Suite Two



Bedroom 3



Almost equal in size to the master bedroom suite, Bedroom Suite Two has an en-suite shower room and a large storage cupboard. With six windows it benefits from views to three aspects including the gardens, paddocks and fields to the rear of the property. It has a feature chimney breast with supplementary electric heater.

To the left as you walk the first floor landing is Bedroom 3. A large double/twin sized South facing bedroom. Similarly to the Bedroom Suites, Bedroom 3 also has a feature chimney breast.



Bedrooms 4 & 7

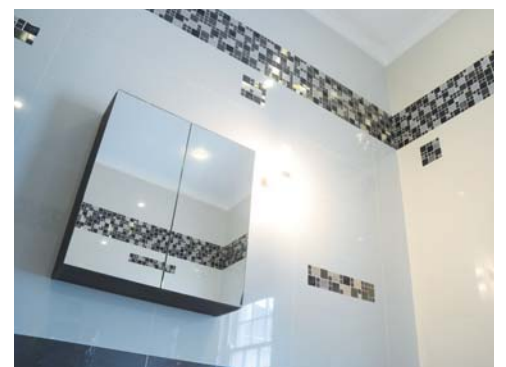


Bathroom 1



Ideal for a guest family, Bedroom 4 is comfortable with a king size and two single beds in addition to bedroom furniture. With views over the pool, Bedroom 7 is one of two smaller bedrooms. The fitted wardrobes, chest, overhead storage and desk are all included.

Tiled from floor to ceiling and with electric underfloor heating Bathroom 1 has a large walk-in shower and a double ended bath. The basin unit has underneath storage drawers and a slim mirrored cabinet fitted above. A tall wall cabinet is also included. Additional warmth is provided by two towel rails connected to the central heating system.



Bedrooms 5 & 6

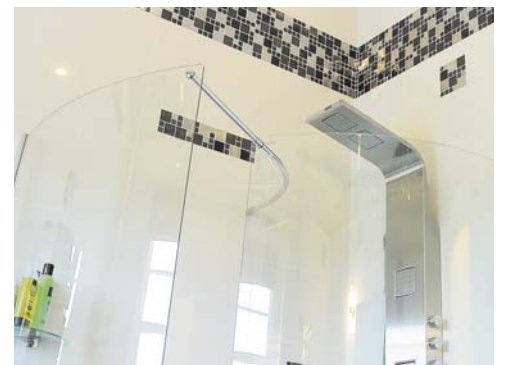


Bathroom 2



Bedroom 5 is another double bedroom and has views across the gardens and over the swimming pool area. Bedroom 6 is one of the smaller bedrooms however still large enough to accommodate a double bed. The fitted wardrobes, chest, overhead storage and desk are all included.

Bathroom 2 also benefits from electric underfloor heating and heated towel rails, which are connected to the central heating system. Tiled from floor to ceiling Bathroom 2 has a large walk-in shower and a double ended bath. The basin unit has underneath storage drawers and a slim mirrored cabinet fitted above. A tall wall cabinet is also included.



Swimming Pool – by day



and by night



The pool area is expansive, sheltered and very private. The Heated Swimming Pool is 12m x 6m (40' x 20') excluding the roman end and 1.4m (4'7") deep. Therefore, in addition to providing recreation for family and friends it is large enough for serious swimming. There is plenty of terrace from which to enjoy the sun from early in the morning right through to when it sets beyond the upper lawn.

Shower and changing facilities are available in the Coach House which adjoins the pool area.



Tennis Court



Coach House



The steps from the pool terrace lead to the upper lawn and the fenced 'all-weather' and secluded Tennis Court. To the left, as you approach the tennis court and partly obscured by trees is a childrens play area.

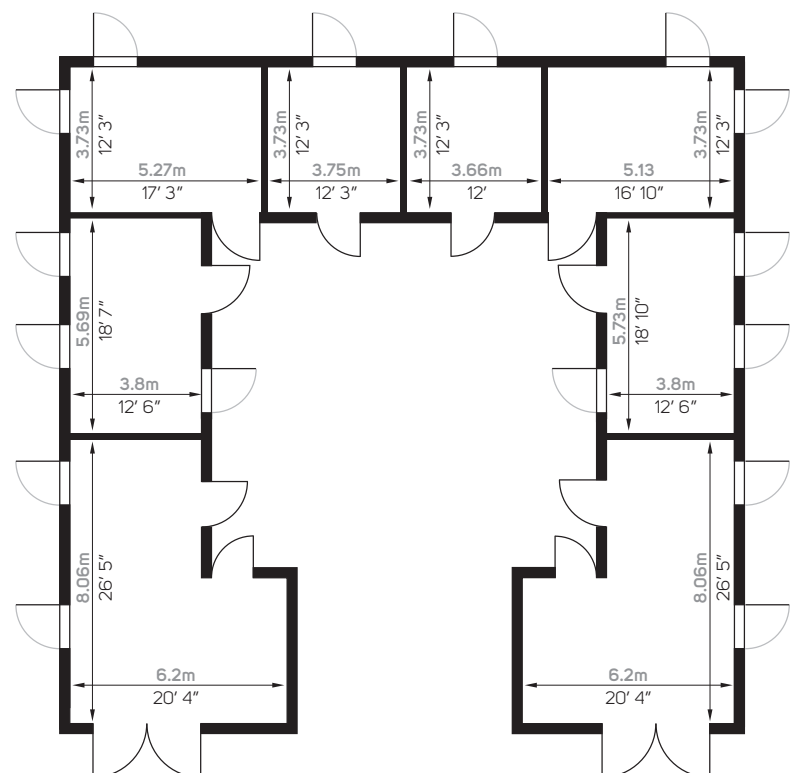
Detached from the main house the Coach House is a self-contained annexe. With its ground floor living area, shower room, WC and first floor mezzanine it is a multipurpose space, which can be used as the pool house, a gym, office space or other purposes (subject to any necessary planning consent)



Equestrian Facilities



and Stables



With a slate roof to match the Hall the Stable Block was constructed in 2008 to a high standard by local specialist companies. Currently set out as four loose boxes, feed room, washroom/solarium, the facility provides for ample stabling and storage. The two front storage barns are large enough for maintenance equipment, garaging additional vehicles, conversion to four additional stables or other purposes (subject to any necessary planning consent).

The large 40m x 27m (131' x 88') Manège is fully drained and has a base mix of silica sand, rubber and Combi-Ride dual-stabiliser. Plenty of additional hard-standing and dual-bay compost storage provide for easy and tidy management of the facility.



Grounds



& Gardens



Approximately two thirds of the total grounds are paddocks and woods. The gardens are set out attractively but with easy maintenance in mind. Privacy is provided by trees that follow most of the border of the grounds. The gardens include hedging, shrubberies and large lawn areas. With a property of this nature there is huge scope for further development and creativity if desired.

Four fenced paddocks provide grazing for your own horses or other livestock.

An additional 'tradesman' entrance facilitates independent access to reduce disturbance to the main house and driveways.



Historical Notes

The name Beesby is derived from the old Danish name Besebi and was an Anglo-Scandinavian settlement. At the time of the Domesday Survey the land was owned by Count Alan, Gilbert de Gand and Gocelin. Beesby Hall has been built on the site of The Old Rectory which lies adjacent to St Andrew's Church, substantially altered in 1841 but with origins dating back to the 13th Century. During the Regency period, the property known as The Old Rectory was used as a large farmhouse, however, during the Victorian era the property was greatly improved by the Mason family who were the Rectors of Beesby. Henry Payne Mason laid the original gardens planting specimen trees and both he and his wife are buried in the churchyard. The Old Rectory was eventually left to the Diocese of Lincoln, and during World War II was occupied by RAF pilots. It was later sold off by the church and under different ownership was eventually, and sadly, allowed to fall into disrepair.

Location

Beesby Hall is situated approximately 3 miles from the south Wold market town of Alford. The historic Georgian market town of Louth, known as the capital of the Wolds is 12 miles away and Horncastle, which has in years past been voted 'Best Antiques Town', is 18 miles to the West. The renowned Victorian spa resort of Woodhall Spa with its prestigious golf and hotel facilities is 25 miles away, with the beautiful and historic Cathedral City of Lincoln 38 miles to the West.

Directions

From the A16 at Ulceby Cross take the A1104 to Alford. On passing through Alford, continue on the A1104 past the Five Sales Windmill on the left and for about three miles until you reach Beesby. On entering the village and after the sign for Beesby Grange on the right, turn right into Pinfold Lane (signposted to Markby). Beesby Hall is located approximately 300 meters on the left hand side, discreetly concealed from view by mature hedging and trees, and accessed through large pillared gates at the main drive entrance.

Places of Interest

In the market town of Alford is England's largest thatched manor house housing a fascinating museum, and also a magnificent operational five sailed windmill. It is also known for arts and craft, such as pottery and even a Jazz Festival. There are a number of country houses and buildings open to the public in the region, such as Gunby Hall, Doddington Hall and Tattershall Castle; and occasionally Harrington Hall (at the owner's discretion). Of particular interest is the historic Lincoln Cathedral, Lincoln Castle and the winding cobbled Steep Hill with its heritage properties are well worth visiting. Horncastle is a major antique centre in the county. The coastline around Sutton on Sea possesses miles of dune backed sandy beaches to enjoy and the rolling hills of the Lincolnshire Wolds offers mile upon mile of meandering quiet country lanes, footpaths and bridleways to explore.

Communications

The nearest airports offering a range of domestic and international flights are Humberside and East Midlands. There is a private airfield with part hard runway less than ten minutes away at Strubby which is also home to a gliding club. The A16 provides a direct link from the A1 and the south with the M62 and the north accessible via the Humber Bridge. The A46 links the A158, and joins the A16 offering a western approach to Beesby. There is a direct high speed rail link from King's Cross to Grantham and Newark with branch lines to Lincoln and Skegness.

Schools & Universities

Lincolnshire is fortunate in having many outstanding primary and secondary schools. Only ten minutes' drive away from Beesby in Alford is Queen Elizabeth's Grammar School, a Selective Academy, which on its last full OFSTED inspection was rated as 'Outstanding'. There are also a number of other very well respected Grammar Schools in the area at Louth, Skegness and Horncastle. Private education is also available in the region at St Hugh's School in Woodhall Spa from nursery age to 13 and there is the Lincoln Minster secondary School with the affiliated St Marys preparatory school. In the East Midlands there are a number of very well-known private schools at Worksop, Uppingham and Oakham. In the heart of Lincoln city centre by the waters of the Brayford Pool marina there is the Lincoln University campus, and Bishop Grosseteste University is only a short distance away from the popular castle and cathedral district.

Shopping

There are supermarkets situated in Alford, Spilsby, Louth, Mablethorpe and Horncastle. Alford being the nearest town offers a range of butchers, bakers, green grocers and more. Also the historic City of Lincoln offers an excellent range of shopping and social facilities which includes boutiques and restaurants on Steep Hill and around the castle and cathedral district in Bailgate, and the key national retail brands are on the High Street and in the modern St Marks shopping area.

Sports & Leisure Facilities

The area offers quality golf and leisure clubs such as Kenwick Park Golf Course near Louth, and the world famous golf course at Woodhall Spa, now the headquarters of the English Golfing Union. Comprehensive modern leisure facilities including 25m competition eight lane swimming pool are also situated in Louth at the Meridian Leisure Centre.

Beesby is in the Southwold hunting country and regular National Hunt meetings are held at Market Rasen. There is a good selection of equestrian facilities in the Lincolnshire Wolds, and of course the east coast offers a wide range of sailing and water activities. Music and the arts are available locally with theatres at Lincoln, Louth and Spilsby, together with cinemas at Lincoln, Cleethorpes, Mablethorpe and Louth.



Beesby Hall



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Services:

The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

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