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**CHURCH HOUSE, STAINFIELD, LINCOLNSHIRE. LN8 5JJ**



**Robert Bell & Company, 43 Silver Street, Lincoln, Lincolnshire LN2 1EH**

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## CHURCH HOUSE, STAINFIELD, LINCOLNSHIRE. LN8 5JJ

Church House is situated in a delightful position in the hamlet of Stainfield. 10 miles east of Lincoln. The property is a conversion of an early 18<sup>th</sup> Century brick and pantile barn, formerly part of the Stainfield Hall outbuildings. The conversion has been tastefully undertaken providing spacious, light and flexible living accommodation of considerable character.

The accommodation comprises: Sitting Room, Study, Breakfast Kitchen, Dining Room, Master Bedroom with En-suite Shower Room, Family Bathroom and three further Bedrooms. There is a substantial attic room measuring over 60 ft in length to the second floor of the house.

A Coach House/Summer House is situated at the bottom of the garden providing storage and garaging for up to three vehicles.

There is approximately 0.26 acre (sts) of garden, mainly to the rear of the property with a smaller garden at the front. An area of 1.68 acres (sts) of grassland lies to the north of the lane at the front of the house.

Access to the rear of the property is via a gravel driveway through a high stone archway (dated 1707) and large double gates give access to the block-paved parking area.

**A formal viewing is highly recommended.**

**See the 360 degree Virtual Tour at [www.robert-bell.org/vt/254](http://www.robert-bell.org/vt/254)**



## AREA

The property stands adjacent to St Andrew's Church, reputedly built by Sir Christopher Wren. Church House, the adjacent buildings and Stainfield Hall are Listed Grade II (the church is Grade II\*) and there is English Heritage Protection on the surrounding land as a Scheduled Monument being the site of a Benedictine Priory, Post - Dissolution House and Gardens.

Stainfield is approximately 10 miles from the Cathedral City of Lincoln, 4 miles from Bardney and Wragby – 2 villages which both offer a good range of local amenities including Primary Schools. The market towns of Market Rasen, Horncastle and Louth are within a half- hour drive; Newark (which provides a high speed rail link to Kings Cross St Pancras) and the A1 are approximately 40 minutes away. There are good secondary school options with Queen Elizabeth Grammar and the Banovallum school in Horncastle and other schools in Lincoln including the Lincoln Minster School.

## ACCOMMODATION

**ENTRANCE HALL** is a spacious light area, having stairs to the first floor, quarry tile flooring, 2 radiators with covers and power points. Doors through to the Study, Breakfast/Kitchen Room, Dining Room, Cloakroom and



Entrance Hall

**SITTING ROOM** [20' 2" x 15' 3" (6.15m x 4.65m)] having a dual aspect out over the grounds; substantial brick fireplace with wood burning stove, radiator with cover, TV aerial point and power points. Double French doors providing direct access to the rear garden.

**DINING ROOM** [20' 2" x 11' 11" (6.15m x 3.63m)] having a dual aspect over the grounds; exposed timber and fitted bookshelves. There is a radiator with cover, power points and double French doors providing direct access to

an enclosed gravelled patio area.



Dining Room

**BREAKFAST KITCHEN** [14' 5" x 12' 2" (4.40m x 3.72m)] having a rear aspect over the garden; exposed timber and a range of fitted pine units comprising; stainless steel double sink unit, base and wall units, fitted work surface areas with space and plumbing for a dishwasher and water softener; built in electric oven with hob to surface and extractor unit above. There is a glazed door leading to the rear garden and door through to the:



Breakfast/Kitchen Room

**UTILITY/BOOT ROOM** having a stainless steel sink unit with plumbing for laundry white goods, and power points.

**STUDY** [11' 11" x 10' (3.63m x 3.06m)] having a southerly outlook over the rear garden; fitted bookshelves, interior window, radiator with cover and power points.

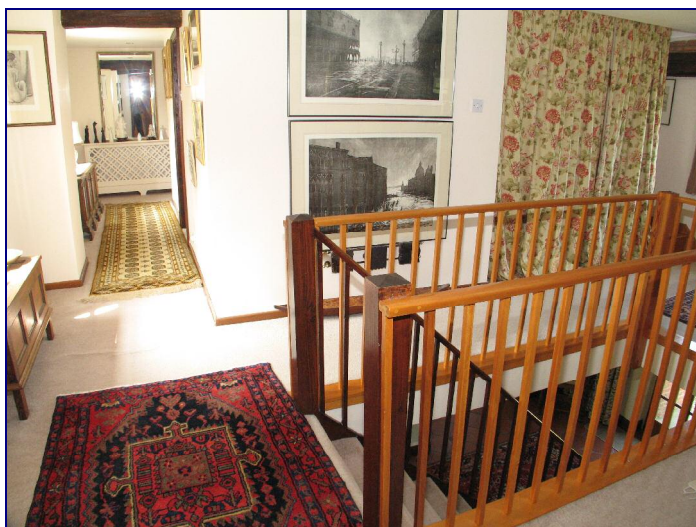
**CLOAKROOM** having a wash hand basin, WC, tiled floor and radiator with cover.



# VILLAGE & COUNTRY

## FIRST FLOOR

**GALLERY LANDING** is very light having both northerly and southerly outlooks; exposed beams and radiator with cover, stairs providing access to the Attic Room and doors to the Master Bedroom/En-suite Shower Room and Family Bathroom.



*Gallery Landing*

**MASTER BEDROOM** [21' 3" x 14' 1" (6.48m x 4.30m)] having a northerly aspect over the front of the property and open fields; exposed beams, a full range of built in wardrobe and cupboard space, radiator with cover and power points. Door through to the:



*Master bedroom*

**EN-SUITE SHOWER ROOM** [10' 1" x 5' 11" (3.07m x 1.8m)] having built in shower cubicle, wash hand basin, WC and tiled floor.

**FAMILY BATHROOM** [11' x 6' (3.35m x 1.83m)] having a suite comprising; bath with shower over; bidet,

wash hand basin and WC. There is an exposed beam and an airing cupboard.

**INNER LANDING** is very light with a southerly outlook over the rear garden; and a radiator with cover.

**BEDROOM 2** [15' 3" x 13' 2" (4.64m x 4.01m)] having a northerly aspect to the front over open fields; built in wardrobe and cupboard space, exposed beam, radiator and power points.

**BEDROOM 3** [11' 11" x 9' 11" (3.84m x 3.02m)] having a southerly outlook over the rear garden, exposed beam, radiator and power points.

**BEDROOM 4** [15' 3" x 10' 1" (4.65m x 3.07m)] having a northerly outlook to the front over open fields; built in wardrobe and cupboard space, exposed beam, radiator and power points.

## SECOND FLOOR

**ATTIC ROOM** [60' 8" x 14' 11" (18.50m x 4.54m) restricted headroom in areas] running the full length of the property having polished floor, vaulted ceiling with exposed beams; Velux roof windows giving views out over the rear garden.



*Attic room*

## OUTSIDE

The property stands in approximately 0.26 acre(sts) with the garden mainly to the rear and there is also 1.68 acres (sts) of grassland to the north of the lane in front of the property.

The lawned garden at the front of the house has flowerbeds and borders containing a variety of shrubs. The garden at the rear of the house is attractive, mature and

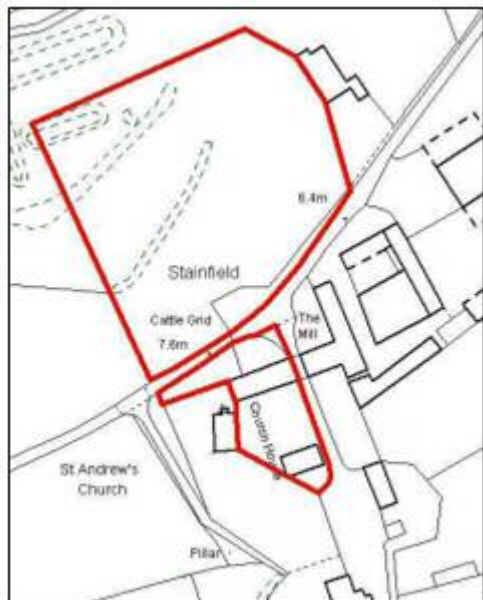


# PERIOD & LISTED

south facing and laid to lawn surrounded by beds with flowers, trees and shrubs inset and a gravelled patio area. The rear garden is very private as it is enclosed by a substantial brick wall, fencing with mature trees behind and a wall of St Andrew's Church.



**COACH HOUSE/SUMMER HOUSE** [33' 4" x 18' 1" (10.15m x 5.51m)] situated at the bottom of the garden, providing storage and parking for up to 3 vehicles; having sliding French doors, plastered and painted walls and quarry tile floor.



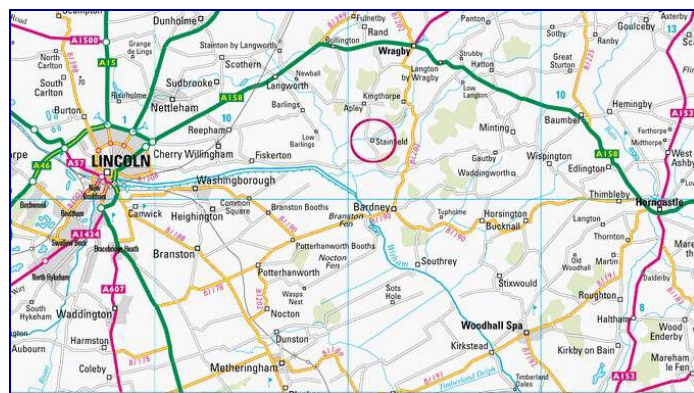
Site Plan

"The Agents have not been privy to the contents of the Title of the property and cannot in any way formerly confirm the boundaries of the property or the existence of any Covenants, Easements or Rights of Way, which might affect it. Any plan shown in this brochure is purely presented as a guide and all boundaries and area measurements presented, subject to survey, **will** require further verification. We formally instruct you to speak to our client's solicitors in regard

to all of these matters."

Energy Efficiency Rating			Environmental Impact Rating (CO <sub>2</sub> )		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
A			A		
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

**NOTE:** The stone archway is part of the adjoining property with Church House having a Right of Way. A Wayleave is in place over the grassland for the Utility companies to access the telegraph poles.



**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.

**VIEWING:** By arrangement with the agent's Lincoln office, 43 Silver Street, Lincoln, LN2 1EH.

Tel: 01522 538888; Fax: 01522 589988;

Email: [lincoln@robert-bell.org](mailto:lincoln@robert-bell.org);

Website: <http://www.robert-bell.org>

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## DISCLAIMER

Messrs Robert Bell and Company for themselves and for the vendors or lessors of this property whose agents they are give notice that:

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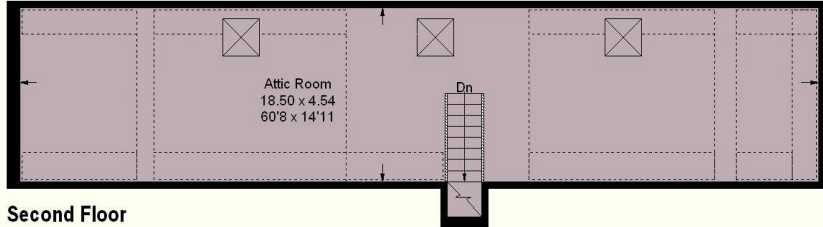
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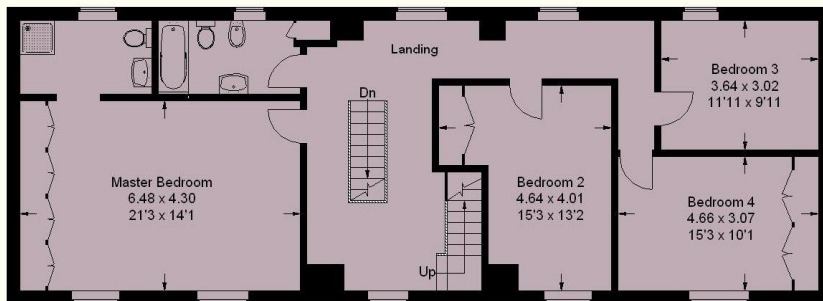
## CHURCH HOUSE, STAINFIELD, LINCOLNSHIRE. LN8 5JJ



Second Floor

Approximate Gross Internal Area :- 302 sq m / 3251 sq ft  
Outbuilding :- 58 sq m / 624 sq ft  
Total :- 360 sq m / 3875 sq ft

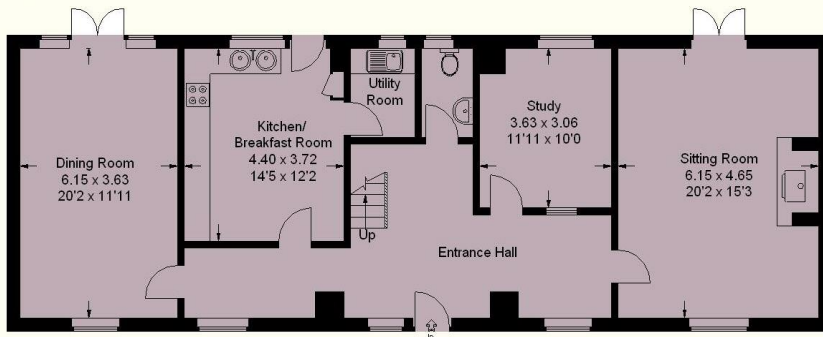
□ = Reduced headroom  
below 1.5 m / 5'0"



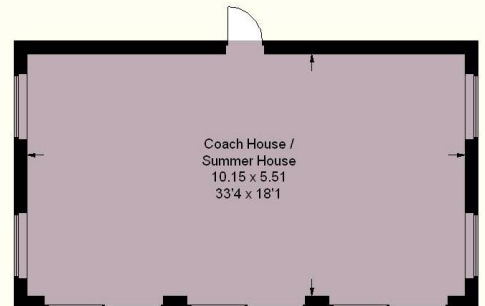
First Floor

FLOORPLANZ © 2010  
01483 755510 Ref65453

This plan is for layout guidance only.  
Not drawn to scale, unless stated.  
Windows & door openings are  
approximate.  
Whilst every care is taken in the  
preparation of this plan, please  
check all dimensions, shapes &  
compass bearings before making  
any decisions reliant upon them.



Ground Floor



(Not Shown In Actual Location/ Orientation)

Outbuilding



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