



# The Old Rectory,

| Stainton Le Vale, Market Rasen | LN8 6HP

£1,250,000



Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents,  
Agricultural & Fine Art Auctioneers.

# The Old Rectory

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Sympathetically and Lovingly Restored Old Rectory which is nestled into the side of the vale in the Lincolnshire Wolds which is an 'Area of Outstanding Natural Beauty'. The approach to this picturesque and peaceful hamlet is beautiful, as you meander through stunning countryside & wooded areas down to the babbling brook, it has even been known to be the subject of a painting by Charles Edgar Buckeridge, the only way to describe this home and setting is breathtaking.

Equal distance between Market Rasen and Caistor, each being 6miles and both cater for your every day needs & the latter boasting a fantastic Grammar School, whilst Market Rasen has a Train Station for anyone needing to travel further afield. Anyone needing last minute essentials can pop to neighbouring Binbrook, less than 3miles distance or Tealby which hosts the ever popular Kings Head, Community Shop, Vintage Tea Rooms & Primary School, all within easy reach, just over 4miles.

Having been the subject of full renovation work over the past two years including replacement hardwood sealed unit double glazing, complete new oil fired central heating system & boiler, rewiring, replumbed and a two storey side extension finished in Longridge Stone. Inside there is limestone flooring, a bespoke handmade painted kitchen by Murdoch Troon of Louth, three new bathrooms finished with Marble tiling and a gorgeous new double glazed Atrium over the Galleried Landing & Hallway beneath.

Redecorated in a muted colour palette this splendid country residence comprises: Porch, Reception Hall, Cellar, Living Room with superb bay feature overlooking the garden, brook & countryside, Snug, Sitting Room opening to Dining Room, Kitchen/Breakfast Room with walk-in pantry, Cellar, Side Hallway with Ground Floor Shower/Cloakroom & Utility Room. On the First Floor there is a Galleried Landing, Four Large Bedrooms, Two En-Suites & Bathroom. Outside there are Grounds of approaching 1.51 acres. A Coach House, Stables & Double Garage.

- Peaceful & Stunning Rural Hamlet
- Sympathetically Restored Former Rectory
- Four Reception Rooms
- Four Large Bedrooms
- Coach House, Stabling and Double Garage
- Area of Outstanding Natural Beauty
- Grounds Approaching 1.51 Acres
- Murdoch & Troon Handmade Kitchen
- Three Bathrooms with Marble Tiling
- Breathtaking Countryside Views

## Entrance Porch

Approached via double opening with sealed unit double glazed inserts. Coving. Ceiling rose. Limestone floor. Half panelled inner door to:-





### Reception Hall

25'0 x 6'10 (7.62m x 2.08m)

Limestone flooring. Panelling to dado rail. Coving. Ceiling rose. Victorian style radiator. Stairs to First Floor with turned spindles and stripped wood banister. Part panelled and multi pane glazed double doors to Living Room with matching side screens. Additional Oak doors off.

### Living Room

26'10" into bay window x 17'7" into recess (8.18m into bay window x 5.36m into recess)

Georgian style floor to ceiling bay window to the front overlooking the garden, brook and countryside beyond. Limestone floor. Multi fuel stove. set in veined marble fireplace. Two Victorian style radiators. Coving. Ceiling rose. Picture window to the side.

### Snug

16'10 x 14'8 (5.13m x 4.47m)

Two picture windows to the rear and one to the side. Limestone floor. Multi fuel burner set in veined marble fireplace. Victorian style radiator. Oak door to Kitchen/Breakfast Room.

### Study

14'0 x 8'6 (4.27m x 2.59m)

Limestone floor. Victorian style radiator. Oak doors to Kitchen/Breakfast Room and Sitting Room. Panelled door to Cellar.

### Cellar

14'4 x 17'10 (4.37m x 5.44m)

### Sitting Room/Library

14'9 x 10'6 plus recesses (4.50m x 3.20m plus recesses)

Picture window to the front overlooking the grounds, brook and countryside beyond. Limestone floor. Coving. Multi fuel stove in veined marble surround. Chimney recesses with fitted cupboards and shelving. Twin oak doors to Dining Room.

### Dining Room

17'8 x 12'11 (5.38m x 3.94m)

Limestone flooring. Two Victorian style radiators. Picture window to the front overlooking garden, brook and countryside beyond. Coving. Ceiling rose. Additional windows to front, side and rear.

### Kitchen Area

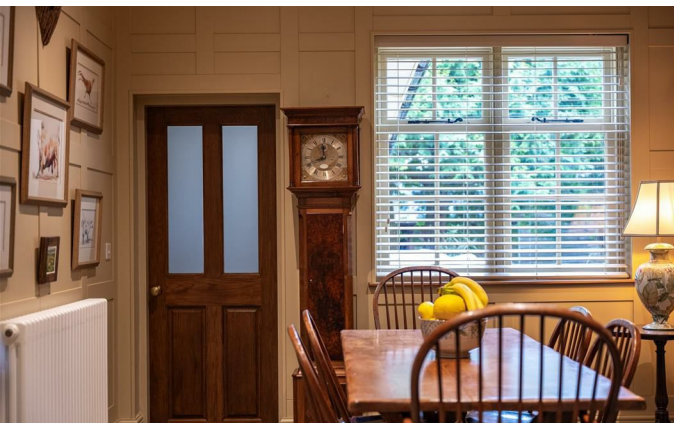
13'10 x 15'8 (4.22m x 4.78m)

Murdoch & Troon of Louth Handmade Kitchen units and central island with tea-cup handles. Dresser unit with four double cupboards. Oak work-surfaces. Twin enamel Belfast sinks. Cream Vintage look 'metro' type tiling with dado tile. Window to rear. Space for Range Cooker. Wood panel door to: Walk-In Pantry: 7'10 x 4'11 Limestone floor.

### Breakfast Area

10'3 x 8'4 (3.12m x 2.54m)

Limestone floor. Wood panelling to ceiling height. Victorian style radiator. Window to side. Half panelled oak door with frosted glazed inserts to:-





### Side Hallway

Metro style tiling. Limestone floor. Windows to front and door to front. Oak doors to Boiler Room with oil fired boiler. Airing cupboard with pressurised tank. Additional oak door to:-

### Shower/Cloakroom

Step-in shower cubicle with glazed screen. Pedestal wash basin. Low Level W.C. White 'Metro' tiling Limestone floor. Window to rear. Chrome heated towel rail radiator.

### Utility Room

9'11 x 8'10 (3.02m x 2.69m)

Matching range of base units and oak work-surfaces. Belfast enamel sink. Tiled storage/cool shelf. Two windows to rear and window to side. Limestone floor. Radiator.

### Galleried Landing

Replaced Double Glazed Atrium. Turned spindles and stripped wood banister. Coving. Double radiator. Oak panelled doors off.

### Primary Bedroom

22'7 x 13'1 max (6.88m x 3.99m max)

Window to the front overlooking gardens, brook and countryside beyond. Window to side. Coving. Double radiator. Panelled door to:-

### En-Suite Shower Room

Finished with marble tiled walls and matching floor. White suite of walk-in shower enclosure. Pedestal wash basin. Low Level W.C. Window to side. Extractor fan. Victorian style radiator/towel rail.

### Adjacent Walk-In Wardrobe

11'9 x 4'1 plus recess (3.58m x 1.24m plus recess)

### Bedroom Two

13'0 x 15'6 (3.96m x 4.72m)

Windows to side and rear. Double radiator. Coving. Ceiling rose. Panelled door to:-

### En-Suite Shower Room

Finished with marble tiling to walls and matching floor. Double shower. Pedestal wash basin. Low Level W.C. Victorian style radiator towel rail. Extractor fan. Window to rear.

### Bedroom Three

20'5 x 12'5 (6.22m x 3.78m)

Coving. Double radiator. Two windows to the rear.

### Bedroom Four

15'2 x 21'1 (4.62m x 6.43m)

Two windows to the front with outlook over the garden, brook and Wolds beyond. Coving. Double radiator.



## Bathroom

Finished with Marble tiling to walls and matching tiling to the floor. Claw-foot bath having central 'telephone' mixer/shower tap attachment. Low Level W.C. Pedestal wash basin. Window to side. Extractor fan. Radiator/heated towel rail.

## Grounds Surrounding

Approached via sweeping driveway offering parking for numerous cars. Wooded copse areas. Laurel hedging. Sandstone paved terrace. Expanse of lawn.

## Range of Outbuildings

These require some attention but also have the possibility of developing into an annexe, office suite or simply for Garaging and Stabling as is the current usage.

## Coach House

15'1" x 11'1" (4.60m x 3.38m)  
First Floor Room with Parking beneath.

## Brick Stable One

15'2 x 6'4 (4.62m x 1.93m)  
Horse feeder. Light. Belfast sink (the connection for this has not been checked).

## Brick Stable Two

15'4 x 8'6 (4.67m x 2.59m)  
Belfast sink (the connection for this has not been checked).

## Double Garage

18'1 x 26'11 (5.51m x 8.20m)  
Twin up and over doors.

## Wooden Stable Block

20'9" x 24'5" (6.35m x 7.45m)  
Including Three Stables.

## Additional Information

Tenure: Freehold  
E.P.C. Rating: E  
Services: Oil Fired Central Heating, Mains Electric and Water. Private Septic Tank.  
Council Tax Band : G - West Lindsey  
Agents Note: There is an adjoining plot available through separate negotiation for £50,000.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>67</b>
(55-68) <b>D</b>	<b>49</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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**Agents Note:**  
 Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.