



M A S O N S

EST. 1850

H O M E F A R M

Gautby, Lincolnshire

LN8 5JP

*"A chance to own and live in
your very own ring-fenced corner
of England"*

ABOUT HOME FARM...

An elegant and sympathetically restored Grade II Listed home. Which is seated in 64 acres (STS) of tranquil hedged pasture, creating an extremely rare and sought-after opportunity to own your very own ring-fenced and exceptionally peaceful corner of England.

Home Farm has been tended to and improved vastly by the present owners to create this beautifully and thoughtfully finished period home with beautiful gardens on all sides and flanked by a fabulous range of traditional and contemporary outbuildings to include stabling for up to 14 horses.

The property has great potential for many uses from privately enjoying it as an equestrian establishment with space for a cross country course, manege and horse walker (STP), as well as enjoying a sporting interest with potential for clay pigeon shooting and/or



duck flighting on the three ponds which have been nurtured by the present owners. There is also exceptional business potential, to include the conversion of the outbuildings (STP) to form annexe or holiday accommodation which could potentially be run in conjunction with the equestrian facilities for riding holidays if required. Equally, the buildings and land could be utilised/converted to create a wonderful wellness retreat, benefitting from the wildlife and nature which is abundant at the property.

The present owners have worked hard to encourage wildlife and are delighted to provide habitat for barn owls, bats, great crested newts, little owls, ducks, moorhens and many other interesting animals proving testament to the peace and tranquillity of the setting. The property is classified as a farm and benefits from RPA payments annually.



HOME FARM AT A GLANCE...

- A most attractive and sympathetically restored 5 bedroom Grade II Listed home
- 64 acres (STS) of level, hedged pasture and grounds
- A fabulous equestrian, sporting and pastoral smallholding with numerous attractive and useful outbuildings
- Potential to further extend the farming enterprise to include the introduction of poultry or pig units (STP)
- Potential to convert the existing buildings into holiday cottage accommodation which could also be used in conjunction with riding holiday facilities and/or a wellness retreat (STP)
- Exceptional farmhouse kitchen/diner with flooring and units by deVOL Kitchens
- Three beautiful ponds with abundant wildlife
- Smart stabling for up to 14 horses with a useful crewyard
- Large Dutch Barn with concrete flooring ideal for implement storage, hay and straw storage and/or livestock accommodation
- A long, sweeping driveway through beautifully maintained gardens and grounds



STEP INSIDE HOME FARM...

"A sympathetically restored Grade II Listed Georgian home"

Accommodation

Part-glazed front door with attractive entrance porch to:

Drawing Room

This delightful and characterful room overlooks the front gardens and paddocks beyond. The room has a timber floor and attractive part-panelled walls, a panelled radiator cover and a stone fire surround with hearth and log-burning stove. Doors to:



Study/Library

An elegant room with panelled walls and exposed timber floorboards. The room features an open fire with mantel over and a built-in radiator cover, as well as an impressive pair of built-in bookshelves. With windows to the side gardens and a window seat overlooking the front garden this is a wonderful and peaceful room in which to work and contemplate.



Inner Hall

With a window to the rear and a ceramic wood-effect floor, this generously sized inner hallway has stairs to the first floor and doors to:

WC

With a window to the side gardens, tiled floor, low-level WC and corner basin with storage below.

Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale).



Sitting Room

This cosy, double aspect room has a wood-effect ceramic floor and underfloor heating. The room features a brick-faced Inglenook style fire surround with a large, log-burning stove complete with back boiler which can be used to heat radiators and water in addition to the main Esse oil boiler in the adjacent kitchen. The room has a door to a large under-stairs cupboard and a door to the adjacent kitchen.



Kitchen/Diner

An exceptional farmhouse style kitchen which was updated in 2019. The spacious triple aspect room has limestone flooring with underfloor heating and features an Esse oil-fired range cooker (which also powers the central heating and hot water). The room has ample space for both seating and dining and to one end features a fabulous range of kitchen units by deVol, with marble surfaces and splashbacks. The fitted kitchen is sympathetically designed to meld beautifully with the character of the house, having an integrated fridge, washing machine and dishwasher as well as an electric hob, wall-mounted double oven (in addition to the Esse two oven range) and a double butler's sink with a boiling water tap set beneath a window overlooking the side paddock.



The room also features an attractive built in larder cupboard with traditional timber doors in addition to a large walk-in cupboard with space for a freezer if required and a further door to a walk-in coat and boots cupboard. A door leads from the kitchen to a sheltered, paved courtyard which is ideal for Al Fresco dining and entertaining.

deVOL

Leicestershire · London · New York



Stairs rise from the inner hallway to the bright and spacious first floor landing lit by an attractive window giving views to the rear garden and paddocks beyond. Doors lead to:

Master Bedroom Suite

A delightful double aspect master bedroom with views to the front and side of the house. The room has a part-glazed door leading to an impressive en suite shower room/dressing room with a window to the rear of the house, ceramic wood-effect flooring and underfloor heating. This smart room is part tiled with marble effect ceramic tiles and is fitted with a large walk-in shower with a double attachment and built-in seat/shelf, together with a double vanity unit with a marble surface and storage below and a WC. An addition to the bathroom suite, the room is also fitted with a smart range of built-in wardrobes and drawers creating an cleverly designed dressing area.



Bedroom 2

This lovely double bedroom makes an ideal guest suite which is situated to one end of the house, away from the other bedrooms. This room has a window to the side of the house and a bank of built-in wardrobes together with a door to an en suite bathroom which has a window to the side of the house and boasts limestone tiled walls with a ladder towel rail, a basin, WC and a bath with shower attachment. The side landing has a window to the side of the house and large walk-in storage/linen cupboard.



Bedroom 3

A bright double room with a window to the front of the house.

Bedroom 4

A double room with a window overlooking the side paddock.



Bedroom 5

A delightful double room with a window to the front of the house, a built-in cupboard with shelving over and a most attractive fireplace with a timber surround and a cast iron fire grate.



Family Bathroom

With a window to the side of the house, this room is fitted with a walk-in shower, basin, WC and bath with shower attachment, together with a ladder towel rail.



STEP OUTSIDE HOME FARM...

"Travel along the sweeping drive to a place of tranquility"

Great care has been taken by the present owners to nurture the fabulous gardens which grace all four sides of the house. The front garden is mainly laid to lawn with a hedged border and pretty circular central bed, together with three mature trees to include a most attractive horse chestnut tree. The sweeping circular driveway contains a most impressive central garden which features a wonderful cloud-clipped box topiary bush within an oval flower bed, alongside a pretty standing of trees and shrubs to include a holly tree and apple trees.

The gardens wrap around the side and rear of the house with further well contemplated shrub and border planting and featuring a pretty, raised brick knot garden which flanks the paved courtyard/terrace adjacent to the kitchen, which in turn leads to the back door of the house. This makes a delightful and sheltered space for outdoor entertaining. A paved path continues around the house to the rear, past a low brick wall and raised lawn with a greengage plum tree and further pretty shrub planting. There are numerous areas for seating and entertaining, as well as contemplation in these peaceful gardens which are surrounded by 360 degree views over the grass paddocks beyond.

THE LAND

The beautifully managed grassland which surrounds the house contribute to its exceptional, protected setting.

Well kept, mature hedging divides the land into numerous spacious and level paddocks which are well drained and sheltered. The charming 'home paddock' adjacent to the house boasts a delightful duck pond to one corner adding to the olde world charm of the property. Water is connected to a tap in this paddock which can be used to feed the rest of the paddocks via a hosepipe. There is a smaller paddock to one end of the yard adjacent to the Dutch Barn, level and ideally located for conversion into an outdoor manege (STP).



The Land is registered as a permanent grazing with the Rural Payments Agency and the vendors have claimed approximately £4500 per annum in recent years. The topography and buildings lend themselves to pastoral farming as well as equestrian pursuits with great potential to develop the site for further farming ventures such as the construction of mobile or permanent Poultry or Pig units for example.

The Outbuildings

The property boasts 9848 sq. ft. in total of fabulous traditional and contemporary outbuildings with great potential to further develop if required, together with benefitting from a separate electric junction box to that of the house. The buildings include a smart L-shaped range of brick-built stables with tack room, together with an open-sided Dutch barn/implement/hay store and a range of most attractive brick-built stores as follows:

Hayloft and Cart Shed

This charming Grade II Listed brick and pantile building is situated close to the house with an open-fronted cart store to one side and a door to a sub-divided, pitched store which could be used as a field shelter/hen coop, etc. with great potential for conversion to a holiday cottage/external office (STP).

The Crew Yard

Another traditional part Grade II Listed building of brick and pantile construction which comprises three stables with concrete flooring, (one internal), two of which open onto the adjacent Home Paddock. To one end of the building is an open-fronted crew yard. This building is useful for both livestock and horses alike but also has exceptional potential for conversion to a holiday cottage, living accommodation or office accommodation (STP).



The Stable Yard

This exceptional and immaculate L-shaped brick and pantile stable yard has a concrete apron and a built-in overhang. In total, the yard comprises eleven stables in addition to the three stables in the crew yard building. The stables include a large corner foaling box and a large lockable with metal framed and backed door to a tack room/feed store which has plumbing for a washing machine and electricity connected. The whole building has electric lighting and there are automatic drinkers to some of the stables.

Dutch Barn

An incredibly versatile and useful building of steel portal frame construction with Yorkshire boarded sides under a corrugated roof with concrete flooring. This spacious building can be used as an implement store, hay store, additional internal stabling space, a crew yard and livestock accommodation. In addition, there is potential to convert the building into an indoor school (subject to planning). The building opens onto a level grass paddock which could also make an ideal area to construct an outdoor manege (STP).

The Potting Shed and Gardener's Store

A delightful building which has, in the past, been fitted with timber sliding windows and French doors creating a delightful space which is bathed in light. This building is situated close to the house and has exceptional potential for conversion into an annexe, external office or holiday accommodation, or simply for use as a garden room, (STP). To one side of the building is a useful and lockable garden store with electric connected.

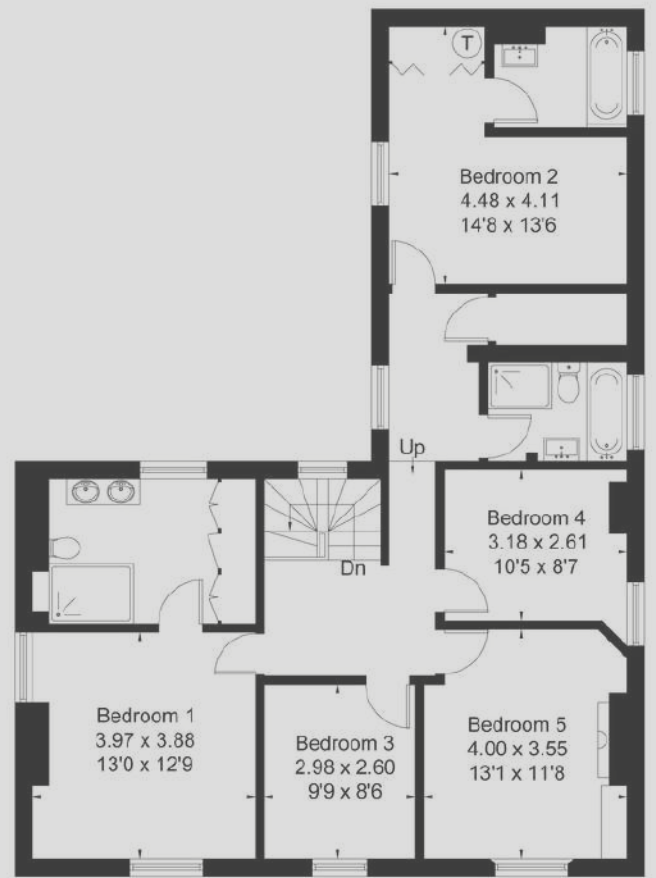


"A fabulous equestrian home with stabling for up to 14 horses"



WALK THROUGH HOME FARM....

Approximate Area = 216.1 sq m / 2326 sq ft
Including Limited Use Area (1.0 sq m / 11 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 318297



Viewings

Strictly by prior appointment through the selling agent.

General Information

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage. We are advised that the property is connected to mains electricity, and water with private drainage but no utility searches have been carried out to confirm at this stage. The property benefits from oil fired central heating via an Esse Range cooker and a log fired back boiler and there is a separate electrical junction box for the outbuildings.

The property is in Council Tax band C. Home Farm owns the driveway, the owners of the neighbouring property have a right to gain access along the driveway so far as their own driveway. A neighbouring landowner has a right of access to their field from the lane across a small area of land to the southern boundary. More information on this access can be made available on request.

SITE PLAN



Situation and Directions

The pretty village of Gautby is located 7.5 miles from Horncastle and 13 miles from Lincoln. To travel to Home Farm from Gautby village proceed out of the village in a westerly direction, continue through the bends where the driveway is to be found on the right hand side after around 50 yards.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	37	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

Reference:
Home Farm

Important Notice Messrs, Masons and Partners LLP for themselves and for vendors or lessees of this property whose agents they are give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of Messrs Masons and Partners LLP has any authority to make or give any representation or warranty whatever in relation to this property; (iv) No responsibility can be accepted for any costs or expenses incurred by intending purchasers or lessees in inspecting the property, making further enquiries or submitting offers for the property.

MASONS

EST. 1850



MASONS
EST. 1850

FOR SALE

01507 350500
www.movewithmasons.co.uk



Masons & Partners LLP

Registered Office

23 Cornmarket

Louth

Lincolnshire

LN11 9QD

OC435407.

Registered in England & Wales

Authorised and Regulated by RICS & FCA

T: 01507 350500

© 2023 Masons

