

A large, two-story stone house with a red-tiled roof and a formal garden with manicured hedges. The house features a central entrance with a small porch, several windows with white frames, and a chimney. The garden is filled with green hedges and a central flower bed.

# Field House

Bayons Park, Tealby, LN8 3XT

**M A S O N S**  
— Celebrating 175 Years —



# Field House

Bayons Park, Tealby,  
LN8 3XT



Substantial five-bedroom stone country house  
in elevated Wolds parkland setting

Believed to date to 1840s with quality later  
extension

Over 4,000 sq ft of elegant accommodation  
with three main reception rooms

Separate guest wing with own staircase and  
en suite

Approx. half an acre of manicured gardens  
with patios, pergola and BBQ

Detached stone-built double garage,  
workshop and garden store

Private drive and idyllic setting with views  
toward Tealby

Perched in an elevated setting within the parkland of Bayons Park, and looking out across the valley to the picturesque village of Tealby, Field House is a magnificent stone-built country residence blending period character with beautifully curated gardens and flexible, expansive living space. Believed to date back to the 1840s with a sympathetic extension added in the 1990s, this grand and elegant home extends to over 4,000 square feet across two floors. Set in half an acre (STS) of manicured grounds with a detached garage block, workshop, and extensive parking, it is a truly special property in one of the Wolds' most coveted locations.

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Approached by a private, tree-lined lane and enclosed by mature hedging and stone walls, Field House makes a striking first impression. The main entrance opens beneath a traditional porch into a stunning reception hall with exposed stonework, oak staircase and stone-flagged floors—establishing the home’s warmth, charm and sense of scale.



At its heart, the main sitting room is a superb space for entertaining, with an inglenook fireplace, multi-fuel stove and windows to three aspects including an arched front-facing design. The adjacent snug offers a more intimate retreat, with its own fireplace and garden views, while the garden room—fully glazed and southerly-facing—provides a tranquil spot to relax amid the beauty of the surrounding landscape.



The dining kitchen is handcrafted in oak, with a four-oven oil-fired Aga, granite worktops, central island, and French doors onto the patio. Adjoining this is a practical utility room, pantry, and a cloakroom/WC. To the far end, the space opens into an impressive dining room, ideal for entertaining on a grand scale, with windows and French doors on three sides and a further fireplace.



An elegant guest wing accessed by its own staircase includes a spacious double bedroom with built-in wardrobes and an en suite shower room, offering the perfect setup for guests, extended family or potential annex use.





“ Woven into the landscape, shaped by time—Field House is one of a kind. ”











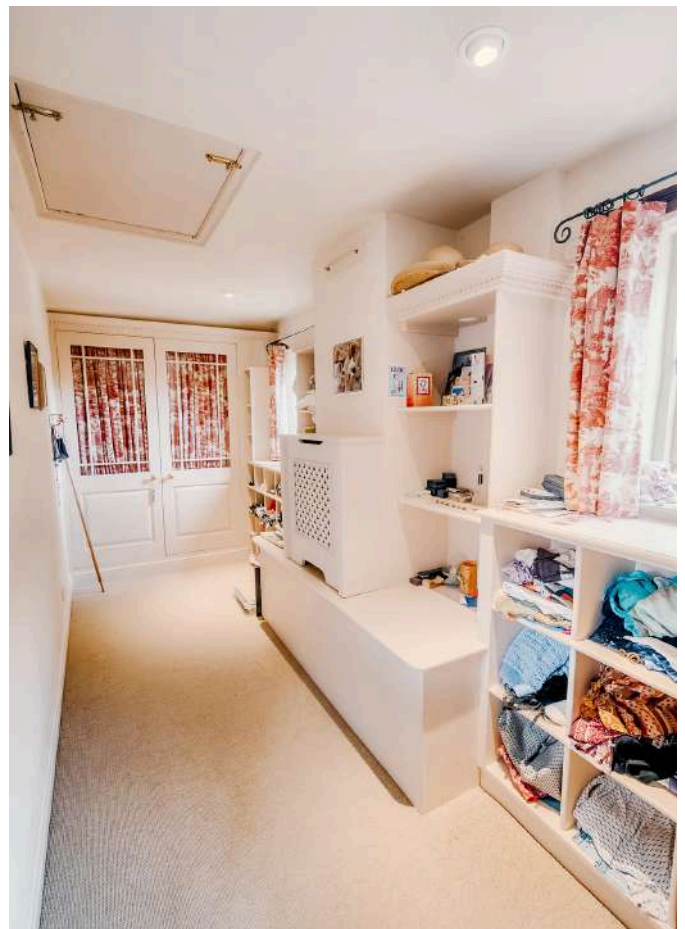




The principal landing showcases vaulted ceilings, exposed beams and painted panelling. The master bedroom suite is beautifully appointed, with views to two aspects, fitted wardrobes, a large en suite bathroom with rolltop bath and shower, separate WC, and a generous dressing room with bespoke shelving.



Three further double bedrooms are arranged off the landing—each with their own character and charm. One includes a further en suite bathroom, while the remaining rooms are served by a well-proportioned family bathroom with his-and-hers sinks, shower and bath.











The gardens are nothing short of enchanting—offering year-round interest, colour, privacy and tranquillity. A gravelled drive leads to a stone-built double garage with twin electric doors, boarded loft space, and adjacent workshop. A further garden store with power and light is perfect for equipment and machinery.



The rear garden is a peaceful, south-facing haven enclosed by stone walls and hedging. A raised terrace with pergola and built-in brick barbecue overlooks sweeping lawns, box hedging, lavender beds, and meandering pathways framed by climbing roses and mature trees. The setting is a haven for wildlife and a true escape for those who love the outdoors.



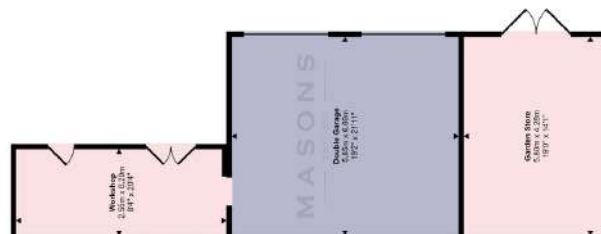
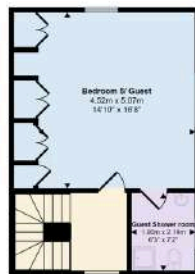
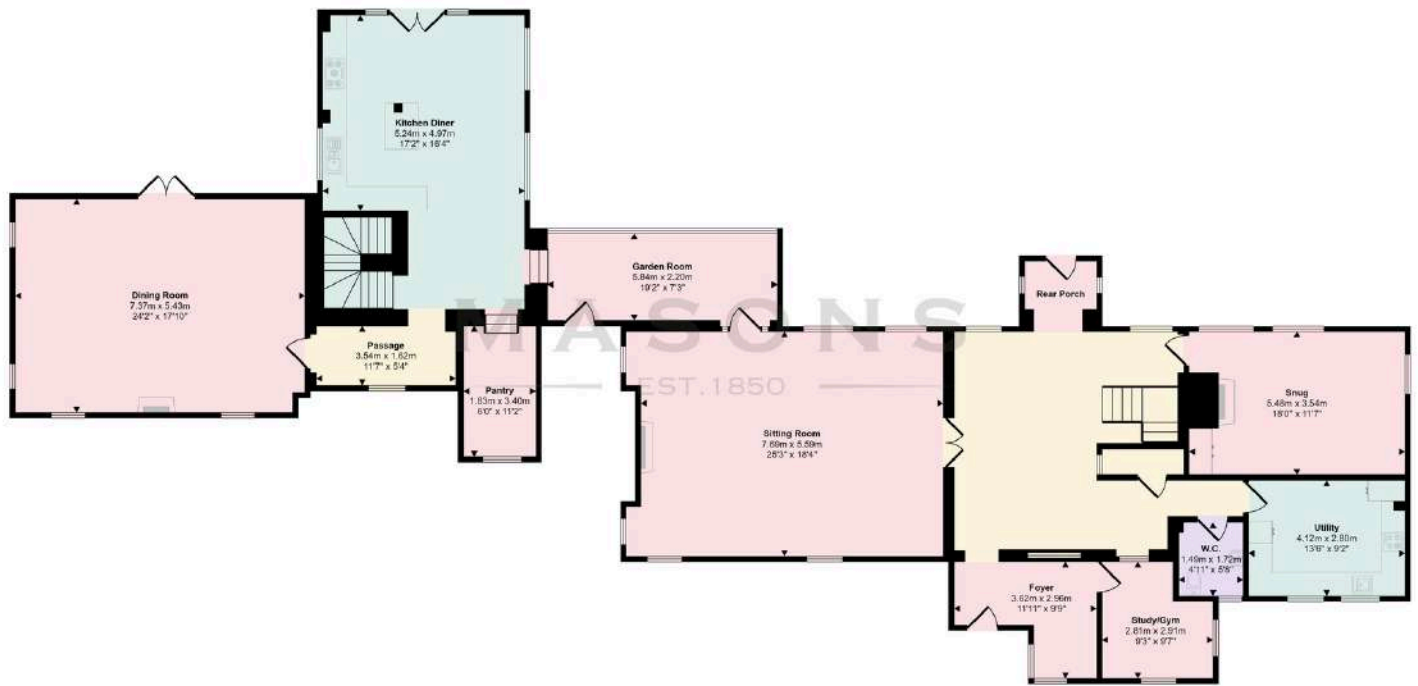












This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like real items.

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



# Tealby

Timeless Beauty in the Heart of  
the Wolds

Nestled on the western edge of the Lincolnshire Wolds, Tealby is one of the county's most desirable and picturesque villages, rich in character and framed by rolling countryside. With its honey-coloured stone cottages, meandering lanes, and vibrant community spirit, Tealby blends timeless charm with a quietly thriving way of life. At its heart sits a welcoming village hall, a traditional pub, and a well-regarded primary school—all adding to its appeal as a place to truly settle in. The surrounding landscape, designated as an Area of Outstanding Natural Beauty, provides endless opportunities for walking, riding, and embracing the outdoors, while the nearby town of Market Rasen offers everyday essentials and rail links. Tealby is the kind of place that inspires creative living, relaxed weekends, and a deep-rooted sense of belonging—beautifully balanced between past and present, peace and connection.



Recognised as an Area of Outstanding Natural Beauty (AONB), the Wolds is ideal for those who appreciate outdoor activities like walking, and cycling with miles of scenic trails and bridleways weaving through its charming villages and farmland. Towns and villages like Louth, Market Rasen, and Alford offer a blend of rural charm and modern convenience, with a strong sense of community, and an array of amenities, including shops, cafés, and pubs. The region is known for its excellent primary and secondary schools, making it particularly attractive for families. Additionally, good transport links, including proximity to business hubs like Lincoln and Grimsby, ensure that residents can easily commute or enjoy day trips to larger urban centres.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	43 E	
21-38	F		
1-20	G		

### Viewing

Strictly by prior appointment through the selling agent.

### Council Tax

Band G

### Services Connected

We are advised that the property is connected to mains electricity, water and drainage but no utility searches have been carried out to confirm at this stage.

### Tenure

Freehold

### Directions

From the north, enter Tealby via Papermill Lane. At the village, turn left onto Beck Hill, follow down the hill and through the ford. Bear right at the fork and continue into Bayons Park. Field House is on the left.

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.



# M A S O N S

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