



Psalter Farmhouse  
Skendleby Psalter, LN13 0HH

**MASONS**  
RURAL & EQUESTRIAN



# Psalter Farm

## Skendleby Psalter, Nr Alford, LN13 0HH

**A substantial and most attractive Grade II Listed property located in an elevated and private position amongst the rolling hills of the Wolds. The house is seated amongst mature grounds and features exceptional reception space. In addition there is an adjacent 2 bedroom Annexe and great potential for a live/work opportunity with planning permission having been granted to create 5 holiday cottages within the range of barns.**

- 5 bedroom grade II listed house which is steeped in period charm and character with exceptional reception space
- Restored and maintained to a high standard
- Fabulous double height Drawing Room of grand proportions with a galleried Library over, Dining Room, Breakfast Room and Sitting Room
- Impressive master bedroom suite, with adjacent dressing room and en suite bathroom
- An attractive single storey 2 bedroom Annexe with open plan kitchen/living space and patio
- Large plot with mature gardens and good sized yard adjacent to the outbuildings
- Beautifully presented range of brick and pantile outbuildings with planning permission to create 5 holiday cottages
- Secluded and private location with open views over rolling countryside
- Mature grounds with a delightful Orangery adjacent to the house
- Security alarm, surveillance system and intercom for main gate (not tested)

### **Sole Agents:**

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[www.ruralproperty4sale.co.uk](http://www.ruralproperty4sale.co.uk)





### Situation and Directions

Skendleby Psalter is a small hamlet, quietly situated in the rolling countryside of the Lincolnshire Wolds. Nearby Alford is within 7 miles with Spilsby within 5 miles providing a number of small individual shops and supermarkets including Sainsburys. The cathedral City of Lincoln is within 35 miles with all of its cultural, shopping and leisure opportunities. Nearby Louth is a thriving market town with an open air market three times a week. There are a number of well-regarded schools in the area with private preparatory schooling at Greenwich House in Louth and St. Hughes in Woodhall Spa, Grammar Schools in Louth, Skegness, Alford and Horncastle and private secondary schooling at the Lincoln Minster School.

To drive to Skendleby Psalter from Louth take the A16 towards Burwell, continue through Burwell towards Ulceby Cross and at the roundabout go straight over onto the A1028. After around 2 miles turn left after the right hand bend, signposted Skendleby Psalter continue down the hill for around a mile and a half and take the next right hand turning through the gateway marked Psalter Farm.

### Sporting & Recreation

A wide range of leisure activities are available locally. There is National Hunt Racing at Market Rasen, Motor Racing at Cadwell and there are several highly regarded golf courses including Woodhall Spa. The property lies within The South Wold Hunt country and is easily accessible to Burton, Blankney and Brocklesby Hunts and there are miles of sandy beaches along the nearby coastline.

### The Property

Psalter Farm is a rare gem of a property, nestled in a fold of the Wolds with open views over rolling countryside from an elevated position. The house is a beautifully presented Grade II Listed home which is steeped in period charm and character; with an adjacent Orangery and steps to an impressive and well maintained range of brick outbuildings. The house is ideal for entertaining with a number of good reception spaces to include a fabulous Drawing Room of grand proportions, which is flooded with light and boasts a galleried Library above. The house has been renovated in recent years to the highest standards to include double glazed timber sash windows, a fabulous working Victorian style Range in the Breakfast Room and the panelled Drawing Room. Whilst Psalter Farm is a wonderful home, it also provides a live/work opportunity with the present owners having gained planning permission for 5 holiday cottages within the courtyard of outbuildings. Being in a lower position to the house, and benefiting from a separate access, the business could be run with minimal impact to the enjoyment of the property as a whole. Part of the range of buildings has already been converted into a 2 bedroom single storey cottage which adds greatly to the property, giving the opportunity for family/friends to live independently on site.

### Accommodation

Wide, panelled front door with a stained glass fanlight over to;

#### Entrance Hall

With Gothic style arched windows on either side, stairs rising to the first floor and doors to;

#### Dining Room

A most attractive room which overlooks the front gardens and patio and has space for a good sized dining table. The room features an open fireplace with a marble surround and cast iron insert. A further door leads to the adjacent Drawing Room.

#### Drawing Room

A fabulous double height room of grand proportions with under floor heating and stairs to a Galleried Library on the first floor level. This impressive room is panelled to half height with timber and is flooded with light by windows on both the ground floor and first floor level. Wide French Doors lead off the Drawing Room to the Patio, Orangery and gardens beyond. A large marble fireplace creates a centrepiece to the room and deep, ornate coving gives a sense of gravitas and scale to this excellent entertaining space. Stairs rise to the;

#### Galleried Library

The Library overlooks the Drawing Room and is fitted with floor to ceiling timber casement shelving. Door to Bedroom 5.



### Living Room

A delightful room situated adjacent to the Breakfast Room the space is bright with a double aspect and benefits from an open fire with timber surround and a cast iron insert, making it an ideal living space. There is a large walk in cupboard with shelving and a built in timber display unit with cupboards under.

### Breakfast Room

This large and character rich room has a quarry tiled floor, wooden beam and a fabulous Victorian style Range with an open fire and side oven. There is ample space for a large Kitchen table and further seating if required. Doors lead to the Rear Lobby, Bedroom 4 and the Kitchen;

### Kitchen

The Kitchen has a farmhouse feel which is enhanced by a number of features to include a wooden beam and lintels and a recessed Hob with a brick surround, complete with storage cubby holes and an extractor fan. The room has Quarry tiled flooring and is fitted with a range of Timber wall and base units with Granite surfaces and a glass fronted display unit. There are two wall mounted ovens, an integrated Dishwasher, integrated Smeg American Style fridge freezer and a large ceramic sink with In-sink-erator which overlooks the rear gardens. Door to;

### Pantry/Larder

A practical and useful Larder with shelving, a wooden floor, a small window to the rear and built in meat-safe cupboards with mesh fronted timber doors and granite surfaces to match the Kitchen.

### Rear Lobby

With a part glazed door to the outside, quarry tiled floor and walls tiled to half height. Doors to the Breakfast Room, Utility/Boot Room and WC.

### Utility/Boot Room

This spacious and practical room has Quarry tiled floors, a range of timber wall and base units with granite surfaces and three matching timber units housing an upright freezer, an upright fridge and a coats cupboard. The room has space and plumbing for a Washing Machine and Dryer a sink and drainer and features an antique Copper to one corner.

### WC

With wooden flooring and a window to the rear, fitted with a matching, blue and white painted basin and WC.

### First Floor

Stairs rise from the entrance hall to a landing with a linen cupboard and doors to;

### Master Bedroom Suite

A most impressive master bedroom suite comprising a large bedroom which overlooks the front gardens through a floor to ceiling window. The room has a

crafted range of built in timber furniture to include two recessed timber display units with cupboards under to either side of the bed. There is an archway to the adjacent **Dressing Room** with a floor to ceiling window to the front and a smart

range of timber storage units along two walls providing hanging with cupboards over and a shelved shoe cupboard to one end. The **En Suite Bathroom** is a good sized room with a window to the side, a built in vanity unit with a basin, a glazed shower and a corner bath.

### Bedroom 2

A double room at the front of the house with a floor to ceiling window and featuring a cast iron fireplace with a timber surround.

### Bedroom 3

A single bedroom with a range of built in furniture and a window to the rear.

### Family Bathroom

A good sized bathroom with a window to the rear and fully tiled walls. The room is fitted with a glazed shower unit, a basin with unit under and a corner bath.

### Bedroom 4

Accessed via its own staircase from the Breakfast Room this is an ideal self-contained teenagers or Housekeeper's room with space for a double bed and a **shower room** on the landing with a basin and glazed shower unit.

### Bedroom 5

A characterful double bedroom which has windows to the rear and side of the house, brick faced walls, a sloping timber ceiling and spotlights.

### Outside

### The Orangery

An elegant Victorian style Orangery situated to one side of the house, opening onto the front gardens. Constructed with brick walls to half height, with double glazed windows on all sides and a glazed, teardrop shaped roof. The space has an attractive tiled floor and has provision for electric heating, lighting and fans.

### The Gardens

With its hillside setting, the house features a combination of pretty terraced gardens and a gently sloping lawn to the front, with mature borders, tree planting and a raised, paved terrace which leads to the Impressive Orangery. The property is approached through a brick gateway onto a smart circular driveway with a central flower bed. Lawns and mature shrubs run to one side with a Duck pond and a Beech hedge runs along the lane. The parking area is flanked by the outbuildings which provide storage and garaging at present. Steps rise from the



parking area to the house and rear garden which is lawned and has a smart brick and railed dog run with a concrete floor. Mature trees are planted along the slope affording the house shelter and privacy to the rear. There is a **Gardeners WC** with an electric light to the rear of the house.

### The Cottage

An attractive, single storey 2 bedroom barn conversion which forms part of the courtyard of outbuildings. The original building and was altered and extended as an Annex, which should be occupied in connection with, and not separated from the existing house. The Cottage has double glazed windows, under floor heating, mains water and electricity. Accommodation as follows;  
Double arched French doors to;

#### Open Plan Kitchen/Living Room

A large room with space for dining and seating with a fitted Kitchen comprising; a range of white fronted base and wall units with granite effect surfaces, wall mounted double electric oven and electric hob with extractor fan over, double corner sink with drainer and space for Fridge and Freezer. Spot lights to the ceiling.

#### Utility Room

With a window to the front, space and plumbing for washing machine and dryer with a work surface over and cupboards above.

#### Bedroom 1

Good sized double room with a window overlooking the courtyard and a floor to ceiling built in storage cupboard.

#### Bedroom 2

A double room featuring a sliding French door to the patio.

#### Shower Room

A fully tiled room with a window to the rear and a built in linen cupboard. Glazed shower unit, WC and basin with vanity unit under.

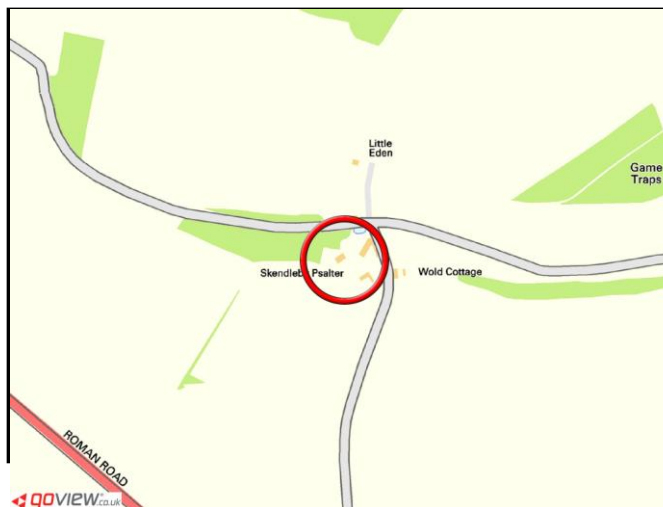
**The Outbuildings** (Please contact the Selling Agent or visit the East Lindsey District Council website for details and plans for the proposed Holiday Cottages.) A substantial and most attractive courtyard of Listed brick and pan tile outbuildings with planning permission to convert into 5 holiday cottages. Conveniently located below the main house and facing away from it, the complex has separate access and offers great potential for a live/work opportunity with minimal disruption to the enjoyment of the main home. The buildings have been beautifully maintained throughout, with part already converted into the 2 bedroom 'Granny Annexe'. The buildings have electricity connected and the central yard area provides parking and turning space for the holiday complex. The undeveloped area extends to Approx. 4990sqft (STS).

### Viewing Information

Strictly by appointment through the Selling Agent.

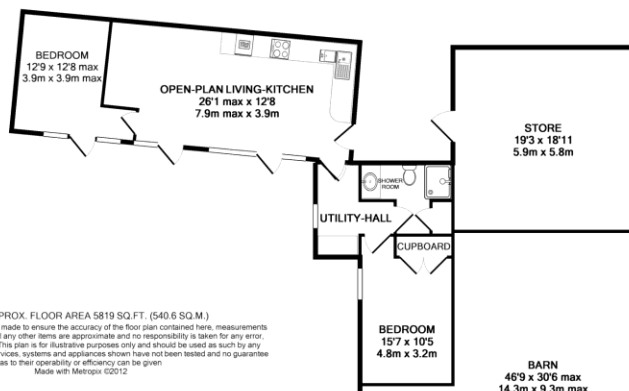
### Important Information

We understand that the property is freehold and that it is connected to Mains water and electricity with private drainage, but no searches of the local authority or utilities have been made at this stage. Oil fired central heating system. Security alarm and surveillance system and intercom for main gate. Please contact us if you require any additional information and we will endeavour to assist. No appliances have been tested by the agents. The property is in Council Tax Band F.

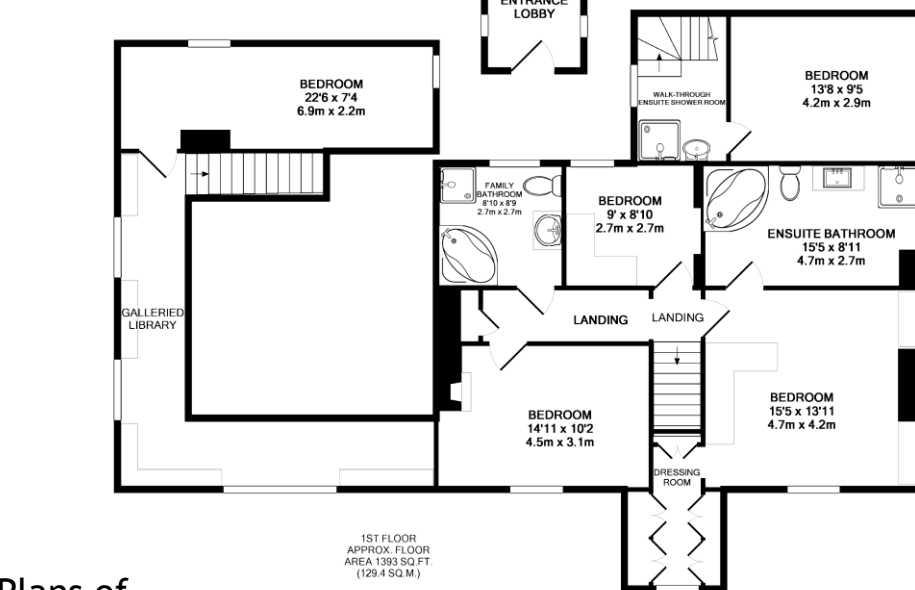
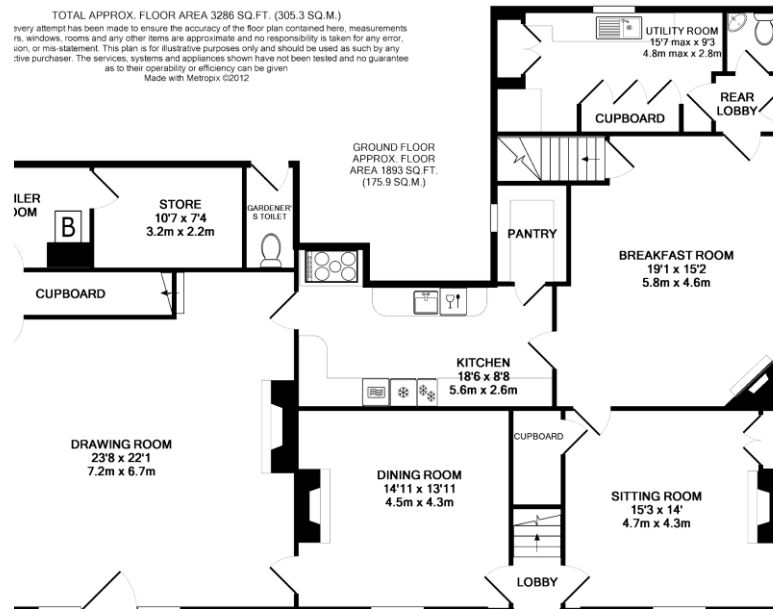
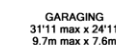
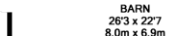
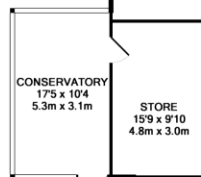
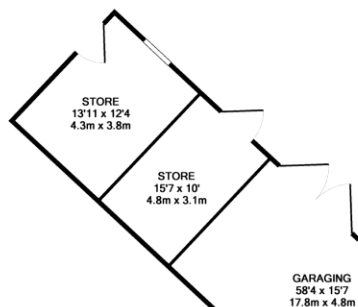




1ST FLOOR  
APPROX. FLOOR  
AREA 388 SQ.FT.  
(34.5 SQ.M.)



TOTAL APPROX. FLOOR AREA 5819 SQ.FT. (540.6 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Floor Plans of Farmhouse, Cottage and Outbuildings

Address: Puffer Farm, Skendley Puffer, ALFORD, LNT3 0B1  
RN: 0316 6902 6238 9539 2924

Energy Efficiency Rating		Environmental Impact (CO2) Rating	
Current	Potential	Current	Potential
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

England & Wales

Address: Puffer Farm Cottage, Skendley Puffer, ALFORD, LNT3 0B1  
RN: 0316 6902 6238 9539 2924

Energy Efficiency Rating		Environmental Impact (CO2) Rating	
Current	Potential	Current	Potential
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

England & Wales



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- (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, Chartered Surveyors 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.

