



## Eastgate House

Bourne, PE10 9LB

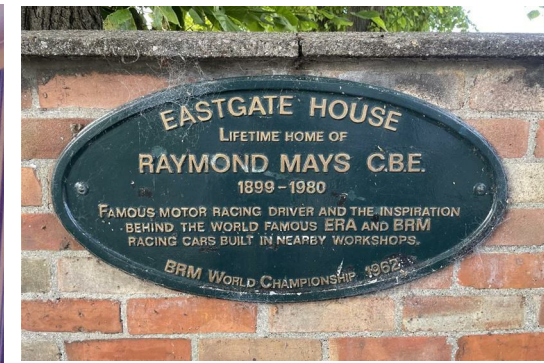
**Price Guide £800,000**

Richardson

## Eastgate House

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A substantial historic home of a bygone era that was once owned by the celebrated racing driver and entrepreneur Raymond Mays who was one of the principal people behind the development of the motor racing stables of English Racing Automobiles (ERA) and British Racing Motors (BRM). The original workshops of each firm were established behind the property at Eastgate House. The current occupiers have owned the property since the early 1980's, having moved to the property to make it their family home to enjoy the space and the grandeur of the accommodation. Siting in a plot of approximately 1/2 acre with a lovely private walled garden and range of outbuildings/garaging Eastgate House is within easy walking distance of Abbey Lawn and the town centre. A stone coat of arms is located above the side doorway with a date stamp of 1769. The property is Grade II Listed and has a red brick frontage to an earlier stone house. The front elevation comprises of 3 storeys with 2 rounded bays to all 3 storeys and has a Welsh slate roof, part of which has recently been renovated. The impressive reception hall with its moulded cornice and original stairwell gives access to the front reception rooms and the rear hallway with a secondary stairs to the first floor, access to the cellar and cloakroom/bathroom. There are 3 principal reception rooms all with their unique character as well as large kitchen breakfast and laundry room with a further stairwell giving access to the house keepers apartment with its own sitting room, bedroom and bathroom. Off the principal stairwell to the first floor there are 3 double bedrooms and large bathroom. To the top floor there are a further 5 bedrooms. The property has extensive parking area and range of garaging/outbuildings and a lovely walled garden with high degree of privacy.





Reception hall  
17'7" x 6'9" (5.38m x 2.06m )

Rear lobby

Cellar

Side lobby

Cloakroom & bathroom  
3.5m x 2.75m

Drawing room

Sitting room  
18'0" x 15'1" (5.5m x 4.6m )

Dining room  
15'1" x 13'9" (4.6m x 4.2m)

Kitchen breakfast room  
15'8" x 15'5" (4.8m x 4.7m )

Utility  
15'5" x 15'3" (4.7m x 4.65m)

First floor landing

Bedroom  
17'0" x 15'1" (5.2m x 4.6m)

Bedroom  
14'9" x 17'4" (4.5m x 5.3m)

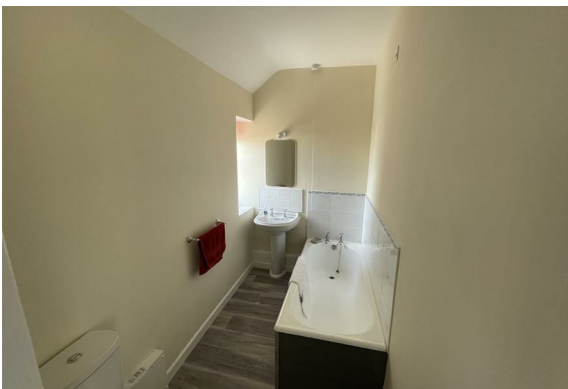
Bedroom  
15'1" x 14'1" (4.6m x 4.3m )

Bathroom  
18'4" x 8'10" (5.6m x 2.7m)

Rear landing  
With secondary stairs down to ground floor and access to Annex/servant rooms

Second floor landing

Bedroom  
15'5" x 15'1" (4.7m x 4.6m)



Bedroom/store  
18'8" x 9'2" (5.7m x 2.8m)

Bedroom  
18'4" x 16'4" (5.6m x 5m)

Bedroom  
16'4" x 15'1" (5m x 4.6m)

Bedroom  
11'9" x 9'2" (3.6m x 2.8m)

Annex/House keeper rooms

Living room  
15'1" max x 17'4" min (4.6m max x 5.3m min)

Bedroom  
12'9" x 11'5" (3.9m x 3.5m)

Ensuite shower room

Side hallway  
With stairs leading down to the utility room

#### External details

This impressive home is set behind a dwarf brick wall and privet hedging with a hand gate giving access to front porchway, front door and further gated access to the walled garden. To the side is a brick pillared entrance driveway which opens to a large hard standing and turning for numerous vehicles which leads to garaging for several cars and range of outbuildings including stables and stores. The principal gardens have a westerly aspect and of brick walled gardens giving a high degree of privacy with mature shrubs and patio area with pond.







# Floor Plan

GROUND FLOOR  
2994 sq.ft. (278.2 sq.m.) approx.

1ST FLOOR  
1779 sq.ft. (165.3 sq.m.) approx.

2ND FLOOR  
1149 sq.ft. (106.8 sq.m.) approx.



TOTAL FLOOR AREA : 5923 sq.ft. (550.3 sq.m.) approx.

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## Area Map



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