



Seagate Hall
Vicarage Lane | Long Sutton | Lincolnshire | PE12



SEAGATE HALL

- A Substantial Grade II Listed Predominately Georgian Mansion
 - Historic Former Vicarage, County Council Care Home and Family Residence
 - Hotel, Spa, Educational Potential, Subject to Planning and Change of Use
 - Located Edge of Lincolnshire, Close to the Borders of Cambridgeshire and Norfolk
 - Main House: Four Reception Rooms and Eight Double Bedrooms, In Total 6589 Sq.Ft.
 - Coach House Annex – Open Plan Reception Room and Two Bedrooms – 1333 Sq.Ft.
 - Former Stables – Converted Into Offices, Potentially Further Annex Accommodation, Subject To Planning – 1898 Sq.Ft.
 - Positioned in a Mature Setting, Large Lawns Screened by Trees and Shrubs, Circa 2.5 Acres in Total (Subject to Measures Survey)|
-





A rare opportunity to purchase a magnificent, Grade II listed, predominantly Georgian mansion in a corner of rural South Lincolnshire, close to the Cambridgeshire and Norfolk borders. The handsome red brick building with a Queen Anne core, formerly a vicarage, stands proud with a grand front entrance with portico, tall and graceful Georgian sash windows, and a raised, balustraded terrace through French windows, overlooking its mature grounds of approximately 2.5 acres. Currently offered as an extensive family home with a self-contained annex and separate office building, there is scope for further development with the necessary planning consents.

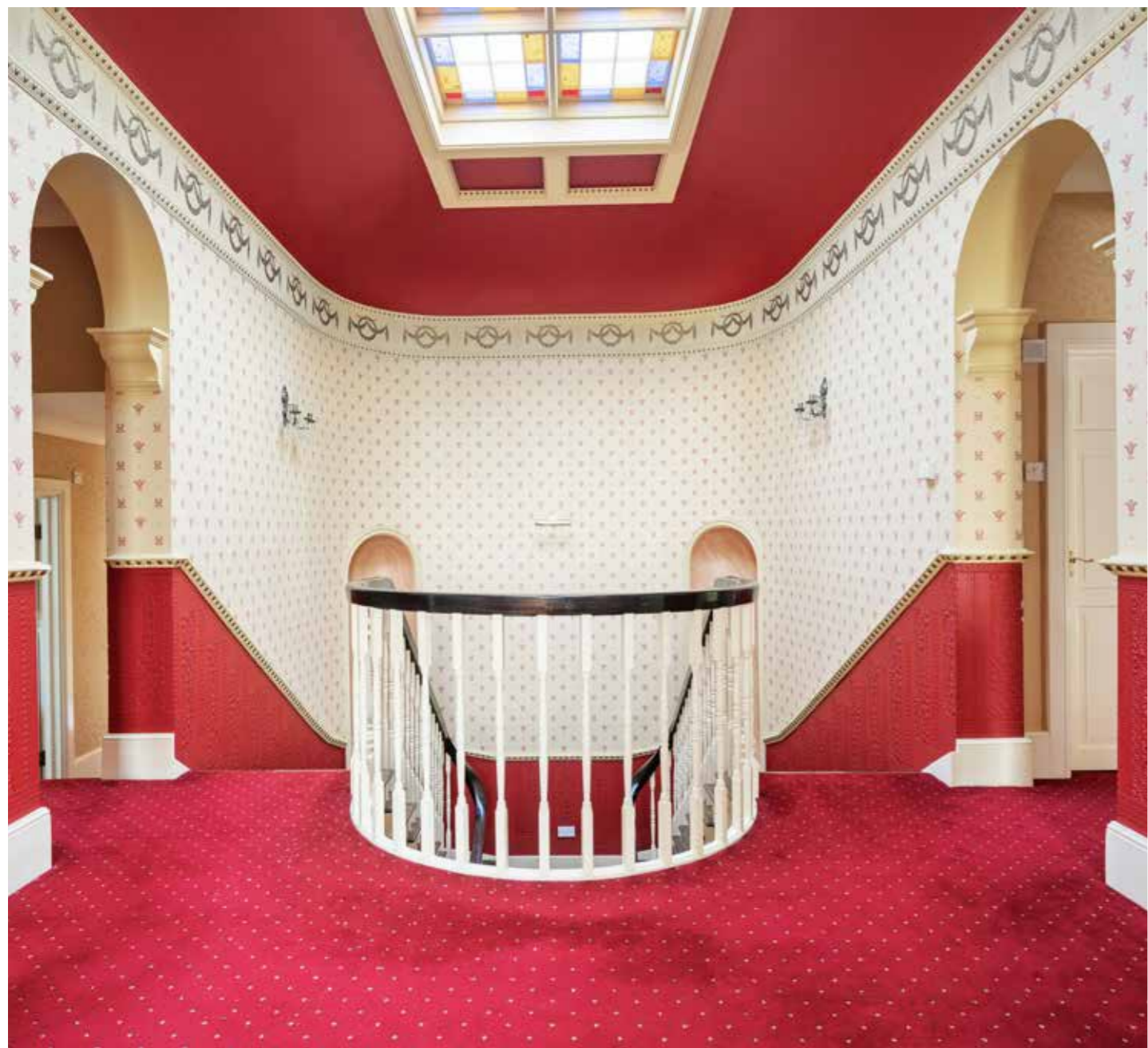
Although a rural location, if commuting to London, direct train services to King's Cross are from King's Lynn and Peterborough, the latter about a 40 minute drive with fast trains taking around 45 minutes.

This fine, elegant home of palatial proportions is set over three floors with commodious rooms and extraordinarily high ceilings, and boasts a splendid, central, Empire staircase illuminated through striking stained-glass panels below a skylight above. The stairs rise from an immense reception hall to an equally impressive landing featuring reeded, Doric columns and Adam style friezes, everywhere sculptural plaster cornices, picture and dado rails, and ornate fireplace surrounds. The first floor in the main house accommodates 4 en suite bedrooms with 2 further bedrooms sharing a bathroom, whilst there are 2 more bedrooms on the second floor with access to another bathroom. The ground floor contains an over 25 foot, dual aspect drawing room, a dining room of similar proportions, a morning room, a study and a huge kitchen dining room fitted with a top quality, bespoke kitchen that enjoys two sets of French doors onto the garden.









The property extends into its adjoining converted coach house, the attractive, symmetric facade highlighted by its original arched entrances, and offers self-contained accommodation. Linked to the main house through the rear utility areas, it provides an extensive reception and dining room with log-burner, a modern fitted kitchen, a study, utility room and downstairs WC, whilst upstairs are 2 generous bedrooms and a sizeable bathroom.

Beside the coach house is the old stable block now converted into no less than 8 separate, ground floor offices of varying sizes, including toilet facilities, benefitting large, floor to ceiling windows allowing in much natural light. Here is a superb opportunity to run a business or several businesses from the site, or indeed, convert this building into another self-contained, but single storey, annex (subject to planning).

Seagate Hall is close to good road links and only a mile or so outside the attractive, well served, market town of Long Sutton. This provides a medical centre, an Ofsted rated Good primary school, a secondary school, a Co-op supermarket, a butcher's, many hairdressers', a wide variety of independent shops, several take-aways and two popular pubs serving food. More extensive shopping and amenities are not far away in Wisbech, King's Lynn, Spalding and Peterborough.

The nearby A17 leads to Norfolk to the East and to Newark and the A1 northbound to the West. Spalding is less than a half hour drive where the highly sought after, catchment grammar schools of Spalding Grammar (for boys) is rated Good and the High (for girls) is rated Outstanding; Ayscoughfee Hall, also in the centre of the town, is a popular prep school in the private sector.

Even closer is the market town of Holbeach with its Academy rated Good, whilst in Wisbech, 10 minutes south, an independent school, Wisbech Grammar (both prep and senior), is another excellent, sought after school.

For those who love nature, not far away along the sea-banks beside the River Nene where it opens out into The Wash, you can fully appreciate a wonderful marshland landscape combined with the huge Fenland skies, a nature reserve where thousands of birds gather, with the Sir Peter Scott Walk, an 11 mile route following the coast all the way to King's Lynn.



THE COACH HOUSE





THE OFFICE BLOCK





LOCAL AUTHORITY: South Holland District Council

Council Tax Band: G

SERVICES: Mains Electricity, Water, Septic Tank, Oil Fired Central Heating

TENURE: Freehold

DISCLAIMER:

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Fine & Country or Rutland Country Properties has the authority to make or give any representation or warranty in respect of the property.

We would also point out that we have not tested any of the appliances and purchasers should make their own enquiries to the relevant authorities regarding the connection of any services.

Agents notes:

The floor plans are for illustration purposes only. All measurements: walls, doors, window fittings and appliances and their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent. © Unauthorised reproduction prohibited.

Rutland Country Properties. Registered in England and Wales No. 11897195
Registered Office - 27-29 Old Market, Wisbech, Cambridgeshire, PE13 1NE
Copyright © 2023 Fine & Country Ltd.





Approx. Gross Internal Floor Area
Main House = 6589 sq. ft / 612.28 sq. m
Coach House = 1333 sq. ft / 123.87 sq. m
Office Building = 1898 sq. ft / 176.36 sq. m
Total = 9820 sq. ft / 912.51 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property



LOCATION





Fine & Country
Tel: +44 (0) 1780 750 200
stamford@fineandcountry.com
Seaton Grange Barn Offices, Grange Lane, Seaton, Uppingham, Rutland, LE15 9HT



fineandcountry.com