



The Old Rectory

Church Lane | Hougham | Grantham | Lincolnshire | NG32 2JF

FINE & COUNTRY



KEY

- *An Imposing and Evocative Red Brick Grade II Listed Former Rectory*
- *Reputedly the Largest Rectory in Lincolnshire, Built in 1808 for Rev George Thorold*
- *Set in Glorious Parkland Gardens and Grounds of Approximately 3 Acres (STMS)*
- *Sympathetically and Stylishly Refurbished and Extended by Current Owners*
- *Hall, Drawing Room, Dining Room, Snooker Room, Cinema Room and Snug*
- *New Open Plan Kitchen/Diner/Family Room, Pantry, Various Utility and Laundry Rooms*
- *First Floor: 5 Bedrooms, 2 En Suites, a Dressing Room and Two Bathrooms*



Excellent road access to popular cities and towns:

- *8.1 miles to Grantham*
- *10.6 miles to Newark*
- *19.2 miles to Lincoln*
- *30.3 miles to Oakham*
- *30.9 miles to Stamford*
- *36 miles to Nottingham*



A number of train stations offer direct rail links to London with the journey time of an hour or less.

- *Grantham (9 miles) to London Kings Cross*
- *Newark (11.3 miles) to London Kings Cross*
- *Peterborough (41.8 miles) London to Kings Cross*

FEATURES

- *Second Floor: 7 Bedrooms – One with an En Suite – Plus a Family Bathroom*
- *Heated Outdoor Swimming Pool, Large Party Barn Ideal for Summer Entertaining*
- *Large Landscaped Garden with Lawns, Natural Pond and Majestic Cedar Trees*
- *Electric Entrance Gates, 2 Driveways, New Purpose-Built Triple Garage Block*
- *Total Internal Residential Accommodations Extends to Approximately 11,006 Sq.Ft.*
- *A Three Bedroom Former Carriage House, Ideal as an Annex, Available by Separate Negotiation*



A selection of independent schools are within easy reach:

- *The King's School Grantham – 8.1 miles (15 min)*
- *Lincoln Minster School – 19.6 miles (33 min)*
- *Witham Hall School – 25.9 miles (34 min)*
- *Oakham School – 28.7 miles (37 min)*
- *Stamford Schools – 29.2 miles (34 min)*
- *Copthill School Uffington – 31.4 miles (39 min)*



Excellent road access to popular cities and towns:

- *East Midlands Airport – 40.7 miles (56 min)*
- *Doncaster Sheffield Airport – 43.8 miles (56 min)*
- *Humberside Airport – 56.6 miles (1h 11 min)*
- *London Stansted Airport – 100 miles (1h 42 min)*







The Old Rectory stands quietly on the edge of the village of Hougham in Lincolnshire. Built in 1808 by the Thorold family, it was reputed at the time to be the largest rectory in the county. For 139 years, it remained in the same family, and it continues to carry the dignity and character of its Georgian origins. In more recent years, it was divided into two separate dwellings before the current owners began an ambitious project to reunite the building and return it to its former glory. The house has since been sympathetically restored and reimagined as a unified, elegant family home with extensive living space.

Constructed in red brick and stone-coped gables under a pantile roof, the house presents a striking six-bay façade. Its proportions, symmetry and classical details are typical of early nineteenth-century design. Gauged brick heads sit above tall sash windows, all of which have been carefully refurbished. Historic England confirms the architectural significance of the building and highlights many features still proudly intact.

The restoration has been meticulous. The house was completely rewired and replumbed, and a new kitchen extension was added to form the heart of the home. Original brickwork to both the house and adjacent barn has been repointed, sash windows repaired, and every element treated with care. The house functions effortlessly as a modern family home while honouring the spirit of its Georgian past.

The interiors are both generous and welcoming, with light pouring in through tall windows. The palette of deep greens and blues works harmoniously with original features such as marble fireplaces and traditional joinery, bringing warmth and modern refinement. The kitchen and living space, part of the new extension, opens through glazed doors onto a stone terrace, leading to the pool and gardens beyond. It's a space that works as well for quiet daily moments as it does for larger gatherings. The owners speak fondly of summer parties spilling out onto the patio and family Christmases filling the house with warmth and life.







One of the most impressive features is the grand double-height hallway with its majestic staircase leads to the first-floor galleried landing. It brings an immediate sense of scale and light, setting the tone for the house from the moment you step inside.



The ground floor includes a series of well-proportioned reception rooms that retain the formality of the original rectory layout but are flexible in use. The front-facing rooms offer elegant spaces for entertaining, while a practical boot room and secondary utilities support daily life behind the scenes. A dedicated cinema room, created during the refurbishment, is a favourite of the current owners – designed for immersive cinema experiences in the comfort of home.



The principal bedroom suite spans the front of the first floor and includes a spacious double bedroom, bespoke dressing room and a stylish en-suite bathroom. Four further bedrooms can be found on this level, several with en-suite facilities. The second floor adds another seven bedrooms, one en suite, and a family bathroom, ideal for large families or regular guests.









THE BARN





The grounds are no less impressive. The house benefits from two driveways: a long, sweeping, formal main drive and a shorter secondary drive, each offering their own sense of arrival. The gardens have been reimagined as part of the restoration, with simplified landscaping and elegant stone terracing around the outdoor pool. There is a large lawn flanked by mature trees, including two magnificent Cedar of Lebanon specimens. A large pond with a small central island reflects the handsome frontage of the house at certain angles, like a scene from a period drama, one can almost imagine Mr Darcy exiting the water... and by that water's edge, a circular outdoor dining and entertaining area offers something truly special. With a stretch canvas cover and festoon lighting, it feels wonderfully separate from the house – ideal for barbecues or evening drinks with friends, its atmosphere transforming beautifully from day to night.



A traditional brick barn has been restored and repointed, offering over 1,100 square feet of additional space, adaptable for storage, hobbies or potential future conversion (subject to the necessary consents). A triple garage has also been added, bringing practical storage and parking solutions. An amble down the quiet lane leads directly into the churchyard and out to open countryside. The owners mention this as a particular highlight, offering easy access to walks and a sense of gentle connection to the surrounding landscape.

Despite the peaceful rural setting, The Old Rectory is well connected. Hougham lies just under eight miles from Grantham, where fast trains reach London King's Cross in just over an hour. Excellent schools are within easy

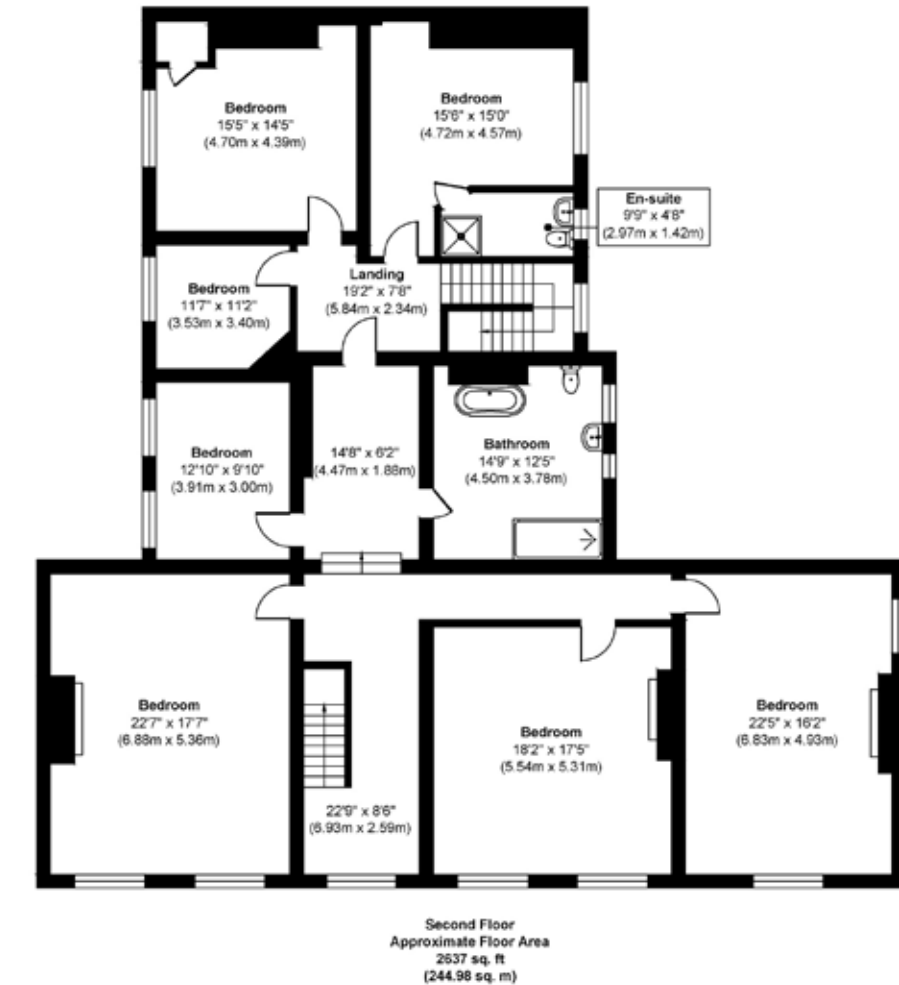
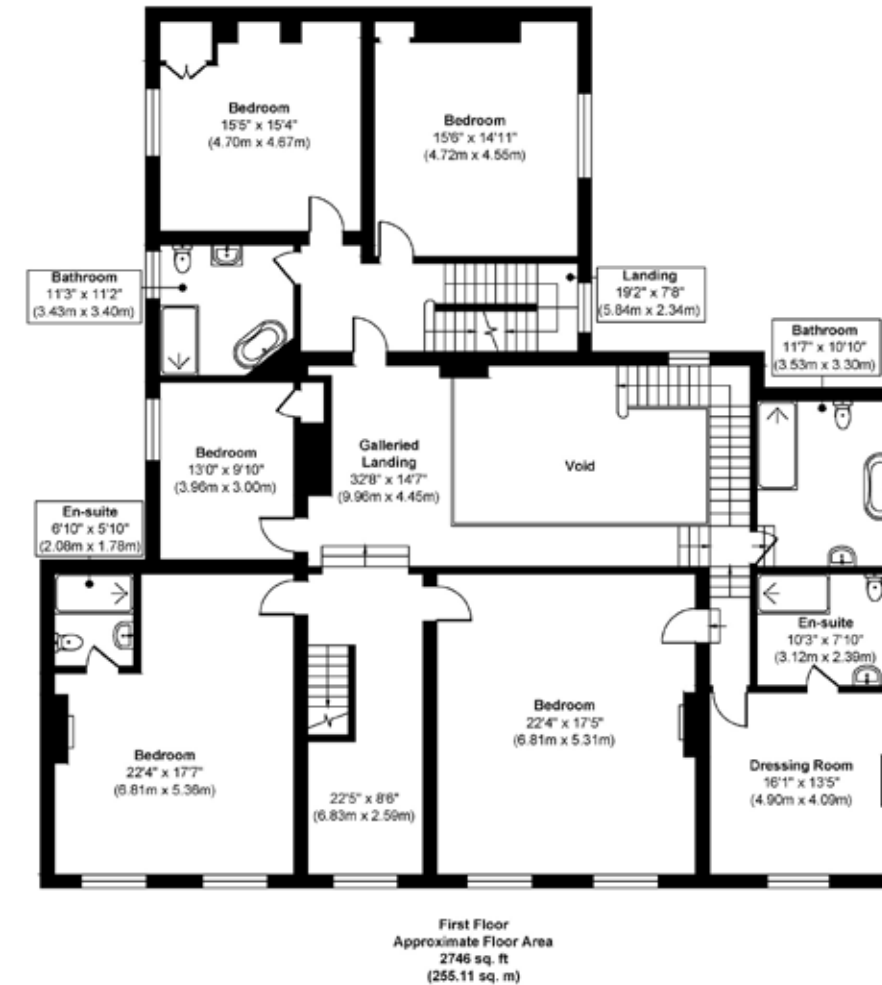
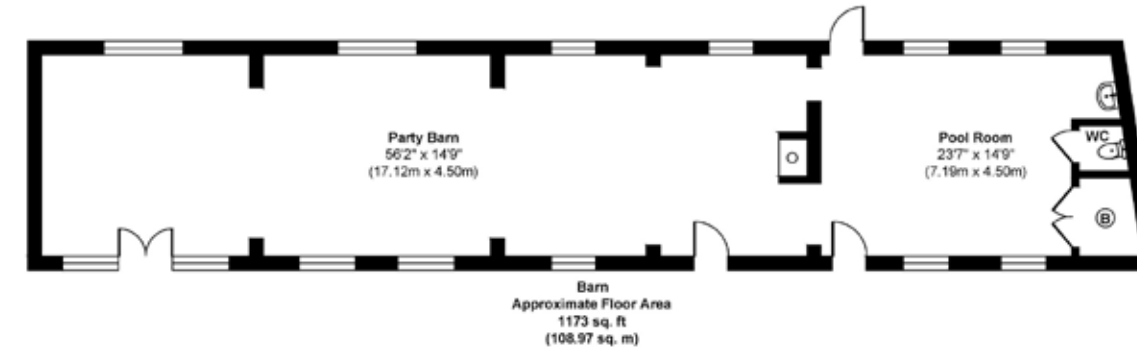
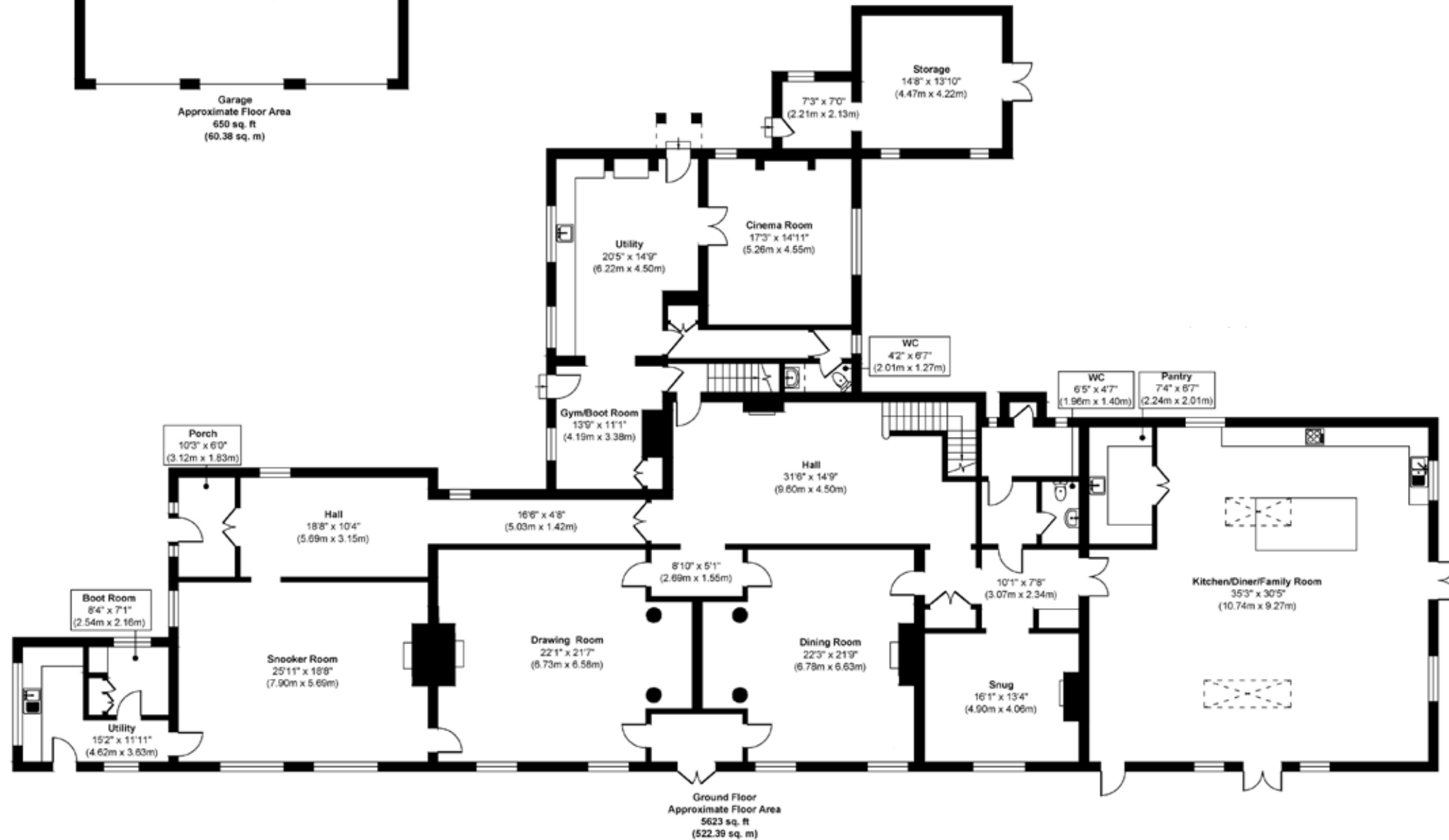
reach, including The King's School and Kesteven & Grantham Girls' School, with independent options in Stamford, Oakham and Uppingham. Day-to-day amenities are found in Grantham and the nearby villages, with wider cultural, culinary and retail options in Newark, Stamford and Lincoln.

What makes The Old Rectory truly special is the way its historic grandeur has been restored with imagination and care. From the double-height hallway to the cinema room, from the pool terrace to the magical outdoor dining area, every part of this house has been considered and cherished. It offers a setting that is both remarkable and entirely liveable, a country home of rare quality and character.



Approx. Gross Internal Floor Area
Main House = 11006 sq. ft / 1022.48 sq. m
Garage = 650 sq. ft / 60.38 sq. m
Barn = 1173 sq. ft / 108.97 sq. m

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





LOCATION



LOCAL AUTHORITY: South Kesteven District Council

SERVICES: Mains Electricity, Water, Drainage and Oil Fired Central Heating

Council Tax Band: H

TENURE: Freehold

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The property is a Listed Building and therefore does not require an Energy Performance Certificate





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