



Beck Farm Lodge
Fen Road | Donington | Lincolnshire | PE11



KEY FEATURES

- *A Double Fronted, Largely Extended, Chocolate Box Former Farmhouse*
- *Offers Approximately 6.5 Acres of Gardens, Grounds and Fenced Paddocks in Total*
- *Grade II Listed with the Front Section Built in the Jacobean Period in 1680*
- *Lovingly Restored Retaining Original Features Whilst Enjoying Modern Home Comforts*
- *Open Plan Kitchen/Dining/Family Room, Three Receptions Rooms and Four Bedrooms*
- *Equestrian Facilities Include 6 Acres of Paddocks, 45 m x 25 m Manège and 2 Field Shelters*
- *Benefitting From 6 Stables, Tack and Feed Rooms, Hay Store and Machinery Storage*
- *Superb Tendered Gardens with Vegetable Garden, Orchard and Large Sprawling Lawns*
- *A Delightful Swim Pond with Large Decked Area and Timber Summer House*
- *Open Bay Carport For 4 Cars, Large Gravelled Drive and Parking Area for Further Vehicles/Horse Boxes*



Beck Farm Lodge is a charmingly pretty, Grade II listed English cottage, extended by the current owners to become a four-bedroom home with a new open plan kitchen-diner and family area. In equal parts contemporary elegance and informal warmth, additions and renovations thoughtfully combine to accentuate the period features of the original building. These all sit on circa 6.5 acres of land, including private equestrian facilities.

First built in 1680 as a long house with five sections, today it is an expansive property, the original part of the house still based on its old oak beams and stone quoin structure. Speaking about their efforts to update while respecting the property's heritage, the owners say "It is constructed in part by mud and stud and lime mortar, but a lot of this had to be replaced during restoration. The renovation in the early 1990s saw us use almost all reclaimed materials."

Great care has been taken even in which paint and shades to use, to best preserve and reflect the original and period features of the house. "I always use Farrow and Ball paints as these are natural and allow the old brickwork to breathe. The colours are mainly neutral to blend in with the old, exposed brickwork."





The effect is comfortably rustic, while clean and airy, and convenient for bringing personal style into the space with furnishings. The maintained, farm cottage-like angles of the rooms are given an immaculate contemporary feel, bringing the up-to-date fixtures and fittings, in the bathrooms, kitchen and dining areas especially, in unity with the rest of the interior.

The first set of restorations took place the first time the owners lived here, after buying Beck Farm Lodge in 1990. At that point it was a more modest, two-bedroom and one-bathroom house, with the paddocks and stable yard in an unrestored state outside. “As I had always had horses myself and ridden all my life, it was ideal,” one of the current owners says. Showing the lodge and grounds the care both deserved, it was also during their first residence that they renovated the stable yard.

In 2001, they left to travel and enjoy their boating hobby, but when they saw the house go up for sale in 2010, they bought it back again and continued their additions and renovations. It is easy to see why anyone would feel an irresistible pull back to this property. The house’s soft and radiantly pastoral front aspect is almost deceptively quaint, drawing attention away from the grand size of the grounds it is part of. Once inside or through the side gate, the whole property opens out, gaining space that seems invisible from the formal front lawn. There is a sense of enchantment that one would be hard pressed not to feel the urge to explore in person.

Since moving back in, the owners have given the lodge new windows, a new bathroom, and its current kitchen where the attention to detail tying the old to the new is particularly visible. The splashback tiling above the four oven Aga range has a bricklike pattern, which elegantly mirrors the exposed brick pillars in this large and open central area. The bedrooms are similarly cosy and gently decorated, with freedom for customisation while space softening low ceilings give them character.











It is also since their second move here that the owners have further improved the outdoor facilities. Riding enthusiasts will not want to miss out on experiencing how the spacious interior, kept warm and homely by the hardwood windows and wooden beams throughout, complements the extensive, yet practical and well-equipped green space and outbuildings. These include plentiful stabling, a machinery and hay store, and a manège. The latter is a recent addition by the owners, with 45 x 25-metre dimensions and dressage mirrors.

For those who enjoy polishing up their technique for show events, sizeable carports come included, ideal for keeping trailers. For anyone who wants to keep up with the local circuit, Arena UK showjumping, Sheepgate Equestrian Centre's dressage competitions, and Vale View's events are all reachable from the property within the hour.

Beyond the outbuilding, the six acres of paddocks have also been enclosed with post and rail fencing, and fitted with water and field shelters. However, potential for upgrades and adjustments is far from exhausted. The remaining areas handed down from the property's farming heritage, including a former dairy house, tractor shed and barn, allow more freedom to develop or modify as desired.

One of the most recent features added to the property is also one of the most unique, well suited to the outdoorsy and adventurous spirit of the riding and activity focus of the informal garden. The natural swimming pond the owners created brings a wildness to its enclosed corner of the grounds. "With wild swimming now so fashionable and proving to be beneficial to health, what could be better", the owners say, and it is certainly hard to disagree.







When they leave, one of the things they will miss most about Beck Farm Lodge is its variety of spaces for different seasons of the year. “We love our summer lounge with its high ceilings, and huge picture windows with views over the beautiful gardens. In the winter we retreat to the snug with its wood burner.” At all times of the year though, the great outdoors beckons for a stately stroll around the house, to the covering of trees around the pond, or a bracing ride.

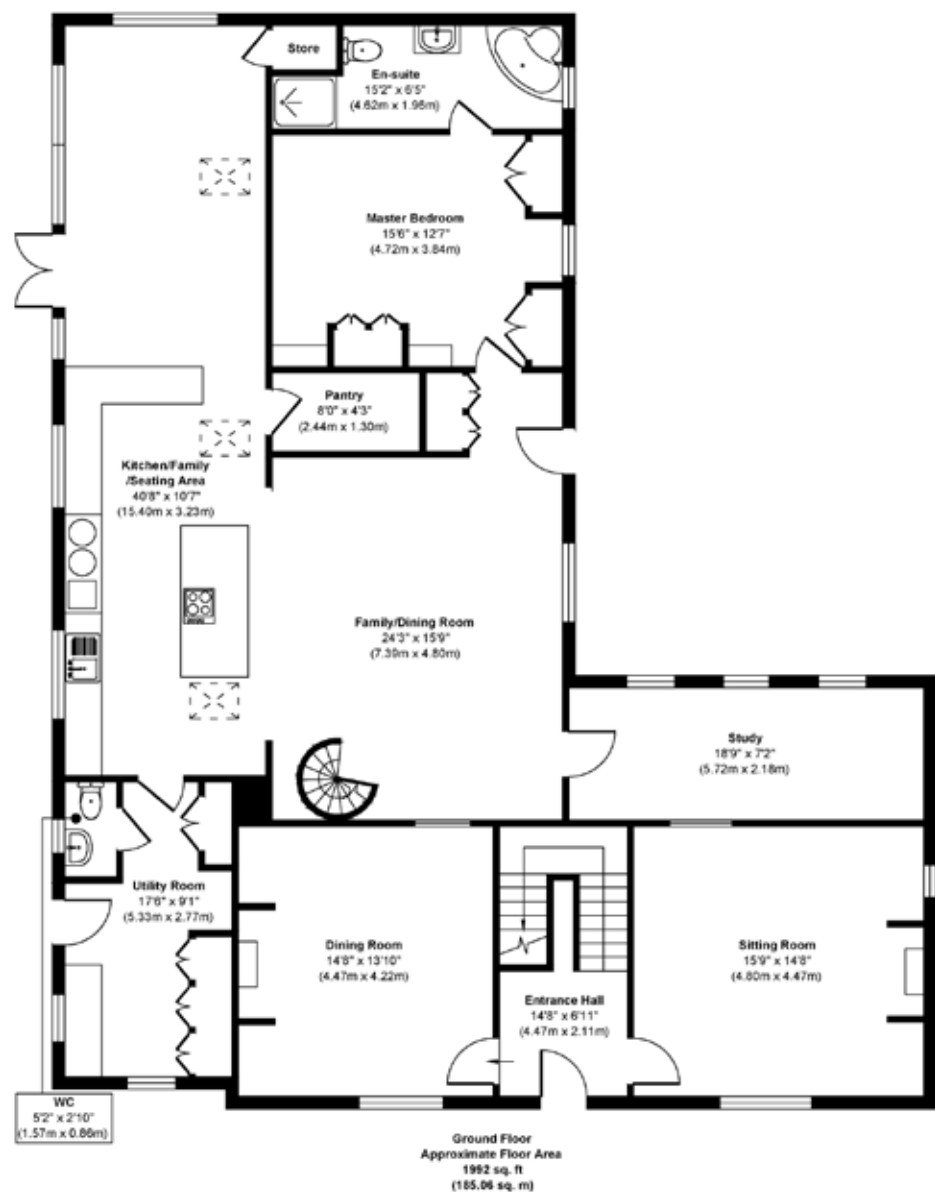


The area has a wealth of connections, being a mere ten minutes from Spalding, fifteen from Bourne, and twenty-five from the asset of Grantham’s renowned rail network. The owners recommend Donington for its local amenities, including its primary and secondary schools, nurseries and park. “As for the horses, we are very lucky to have extensive out riding on lovely quiet country lanes, riverbanks and bridle ways directly adjacent to the property.”



The owners love the area so much that they will not be moving far afield. But when it comes to their time at Beck Farm Lodge, they will “miss the ambiance of an old property with its quirky features and beautiful gardens.” After two turns here, amidst Beck Farm’s comfort and open space for family gatherings, they now leave for others to inherit the luxury of a ready renovated and beautiful home.

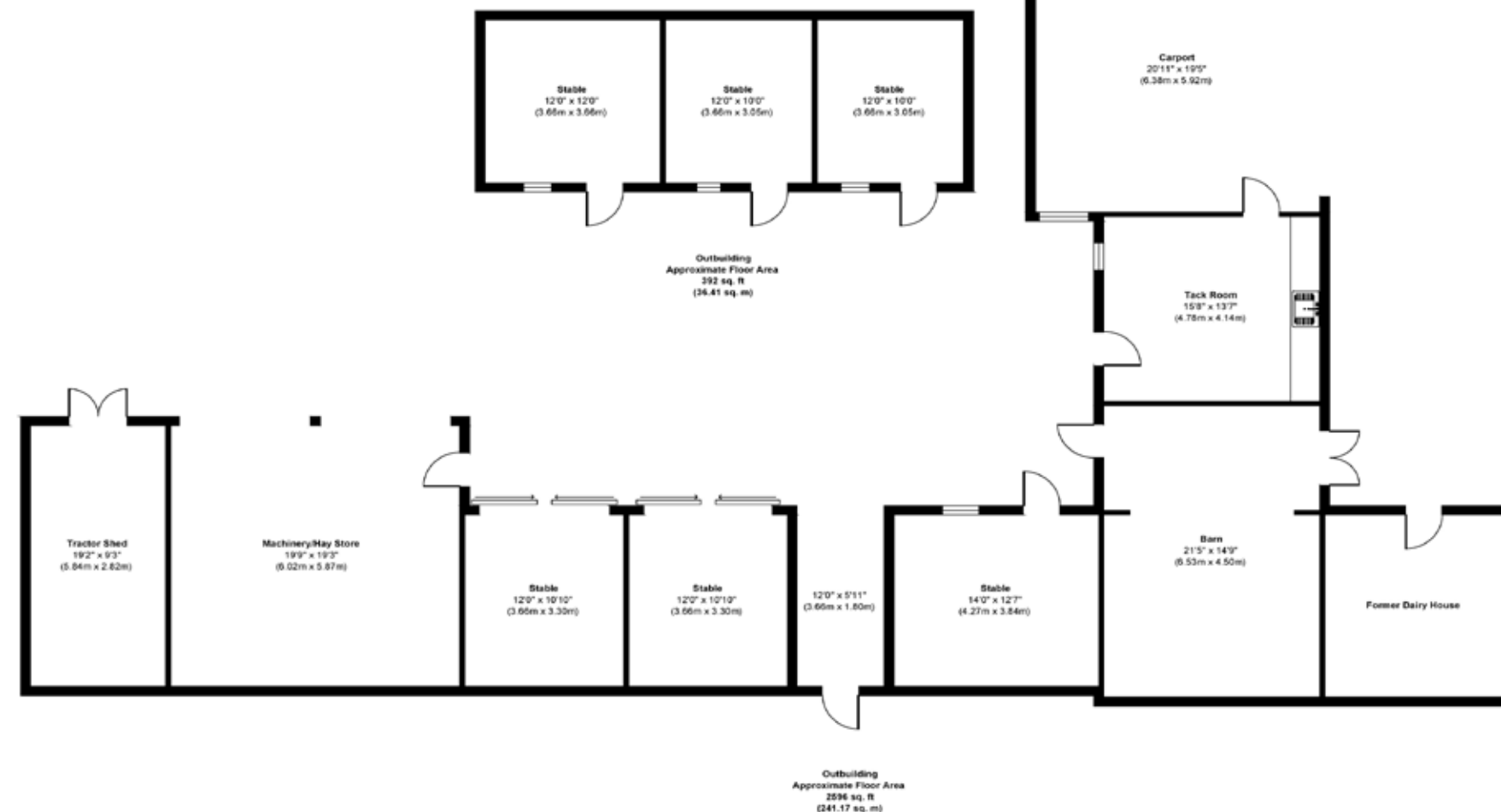
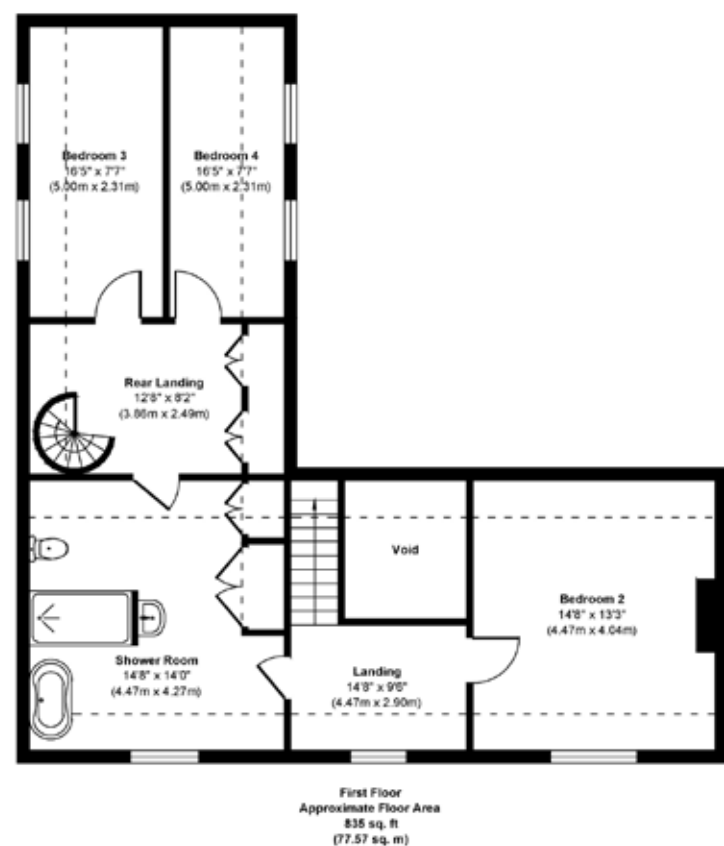




Approx. Gross Internal Floor Area
Main House = 2827 sq. ft / 262.63 sq. m
Outbuildings = 2988 sq. ft / 277.58 sq. m
Total = 5815 sq. ft / 540.21 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



Agents notes:

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LOCAL AUTHORITY: South Holland District Council

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

TENURE: Freehold

COUNCIL TAX BAND: B

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



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