



Peregrines Rest
Hallgate | Gedney | Lincolnshire | PE12



PEREGRINE'S REST
GEDNEY

KEY FEATURES



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- *A Quintessential, Grade II Listed, Georgian South Lincolnshire Farmhouse*
- *Set Back on a Slightly Elevated Position, Overlooking Extensive Farmlands*
- *Offering Three Reception Rooms, Five Bedrooms and Two Bathrooms*
- *Large Brick Barn Provide Space For Garaging, Storage, Gym and Home Office*
- *The Barn Offers Potential for Annex Accommodation, Subject to Planning*
- *Gravel Carriage Driveway to the Front Plus Rear Access to Parking Area*
- *Plot Totals to Approximately Three Quarters of An Acre of Mature Garden*
- *Total Accommodation of Main House Extends to Approximately 2,869 Sq.Ft.*
- *Outbuilding Total Floor Area Extends to Approximately 1,679 Sq.Ft.*



Handsome, symmetrical and steeped in history, Peregrine's Rest is a Grade II listed Georgian farmhouse dating from 1763. Set in approximately three-quarters of an acre, it combines timeless architectural elegance with a generous layout, mature gardens and a substantial brick barn that offers both superb amenity and exciting potential.

Approached from Hallgate, the front elevation makes a striking first impression. Three evenly-spaced gabled dormer windows punctuate the roofline above a balanced arrangement of windows, while mature trees frame the house and soften its handsome brickwork. A curved brick wall, a particularly charming feature, guides visitors to the front and side of the house. Most day-to-day arrivals come via the driveway at the rear, where a gravelled courtyard sits between the house and the outbuildings, offering ample parking and a private setting.

The property has been in the same family for four generations, its name honouring Peregrine Bertie, the gentleman who originally built it. The Bertie family, a prominent Lincolnshire landowning dynasty, trace their lineage to a Norman knight who came over with William The Conqueror. This branch of their family holds long-standing ties to Gedney and Long Sutton which remains part of the home's story. For much of the twentieth century, Peregrine's Rest was part of the family's farming enterprise, and the present owner grew up nearby before returning to make it his own.



Inside, the house is arranged over three floors, with many original features retained. The main entrance opens into a hallway where the staircase rises to the upper floors. To either side are two elegant reception rooms: the drawing room and the family room, each with a fireplace and generous windows that draw in natural light. Beyond, the dining room is a particularly atmospheric space, with a large fireplace and a beamed ceiling that speaks to the building's eighteenth-century origins. The kitchen, reached via the dining room, is a practical yet inviting space, fitted with timeless shaker-style units and equipped with integrated appliances, including eye-level ovens, an electric hob, and a built-in dishwasher. A utility room and boot room with cloakroom complete the ground floor.



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The first floor holds three comfortable double bedrooms. The principal bedroom and bedroom two share the attractive front aspect, while bedroom three is positioned to the rear. There is a family bathroom alongside a separate shower room on this level, and a second staircase connects back to the kitchen, a traditional arrangement that adds to the house's character. At the rear of the first-floor hallway, beside the secondary staircase, a loft hatch with pull-down ladder opens to a generous space - ideal for conversion into additional accommodation, a teenage den, or a private home office. On the second floor are two further period bedrooms, each with a dormer window set into the roofline.

Throughout the house, there is a clear sense of proportion and light, along with a wealth of detail – oak doors, beams, and finely-crafted banisters – that anchor the interior in its Georgian heritage. The current owner has made a number of thoughtful improvements, including a new boiler in the last year and a stylish bathroom refurbishment within the last two years, complete with a free-standing bath and separate shower. Much of the property benefits from secondary glazing, in keeping with its listed status.







The grounds are a particular delight. At the front, a ha-ha ensures uninterrupted views over open fields while keeping the lawn enclosed. The garden wraps around the house, with mature hedges and trees providing structure and privacy while a former tennis court has now become part of the rear lawn.

The outbuildings are exceptional in both scale and versatility. The principal brick barn incorporates a double garage and further garaging to store up to five or six vehicles. Alongside this are a home office, gym, and a workshop. The barn encloses one side of the gravelled courtyard, making it ideal for gatherings, and the vendor recalls using it as a party barn one summer. For buyers seeking additional accommodation, the building offers exciting potential for conversion to an annexe, subject to planning consent.

Peregrine's Rest occupies a peaceful position on the edge of the village of Gedney Dyke. Local amenities include a village hall with a lively calendar of events – from live music to yoga classes – and the market town of Long Sutton is only a short drive away, offering a good range of shops, services and a weekly market. Holbeach and Spalding provide further choice, with supermarkets, schools and leisure facilities. For those travelling further afield, the A17 is close by, linking easily to Norfolk and the coast, while Peterborough is around 35 minutes by car, offering fast train services to London King's Cross.



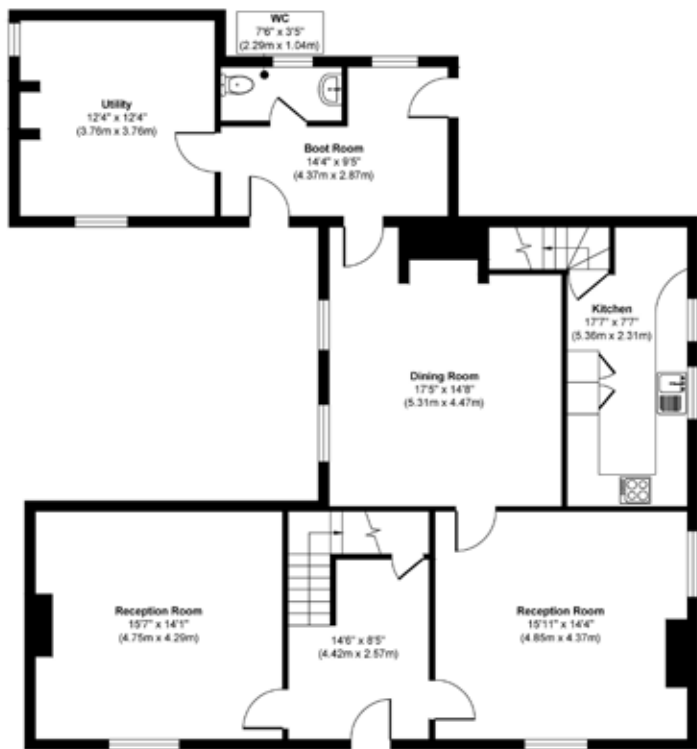
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The property lies within the catchment for several highly-regarded schools, including Spalding High School and Grammar School, with Holbeach Academy also nearby. For private education, there is a preparatory school, Ayscoughfee Hall, in Spalding and the independent Grammar in Wisbech for both Junior and Senior levels.

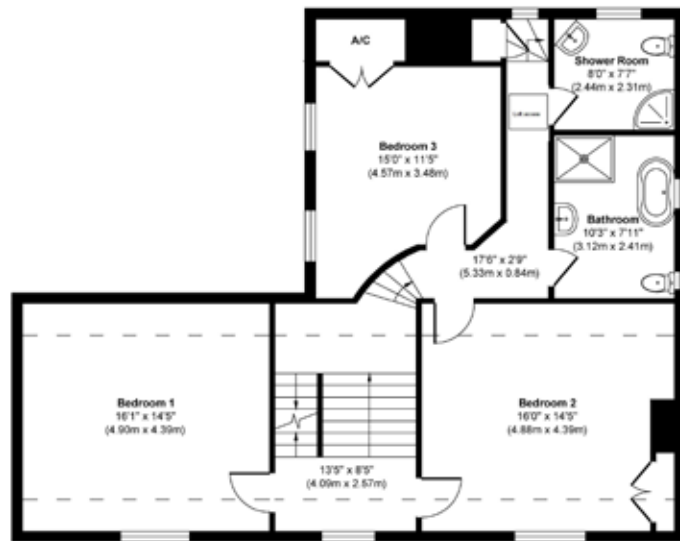
For the current owner, it is the views from the front of the house – stretching out across open farmland – that have been a particular pleasure, especially in the evenings. The combination of setting, history and proportion makes Peregrine's Rest a rare find, offering both the elegance of an eighteenth-century home and the practicality of extensive garaging, workspaces and landscaped grounds.

Whether enjoyed as a private family home, adapted to provide multi-generational living, or enhanced to suit a variety of hobbies and enterprises, it is a property with both presence and possibility – and one ready to welcome its next chapter.

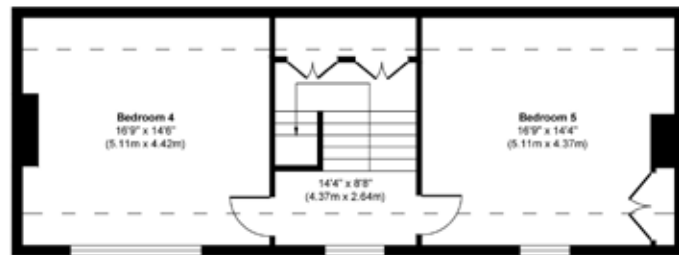




Ground Floor
Approximate Floor Area
1288 sq. ft
(119.65 sq. m)



First Floor
Approximate Floor Area
993 sq. ft
(92.25 sq. m)



Second Floor
Approximate Floor Area
588 sq. ft
(54.62 sq. m)

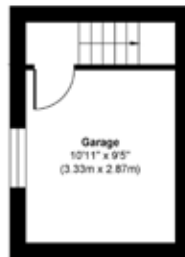


Loft
Approximate Floor Area
258 sq. ft
(23.96 sq. m)

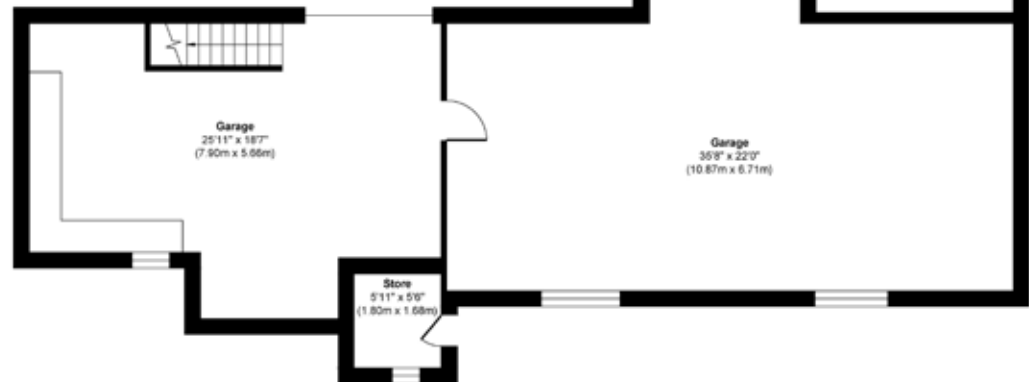
Approx. Gross Internal Floor Area 2869 sq. ft / 266.52 sq. m (Excluding Loft Space)
Approx. Gross Internal Floor Area 3127 sq. ft / 290.48 sq. m (Including Loft Space)
Outbuilding 1679 sq. ft / 155.98 sq. m
Total 4806 sq. ft / 446.46 sq. m

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

Produced by Elements Property



Garage First Floor
Approximate Floor Area
131 sq. ft
(12.17 sq. m)



Outbuilding
Approximate Floor Area
1548 sq. ft
(143.81 sq. m)

LOCAL AUTHORITY: South Holland District Council

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

TENURE: Freehold

COUNCIL TAX BAND: E

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

Agents notes:

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