



Ashtree House

Main Road | Deeping St. Nicholas | Lincolnshire | PE11

FINE & COUNTRY

KEY FEATURES

- *A Non-Listed, Double Fronted, Red Brick Victoria Former Farmhouse*
- *Sits Within Approximately 8.55 Acres (Subject to Measured Survey)*
- *Positioned at the Edge of Deeping St Nicholas, Only 3 Miles from Spalding*
- *Reception Room, Dining Room, Kitchen, Snug, Study and Conservatory*
- *Principal Bedroom with En Suite, Further Three Bedrooms and a Bathroom*
- *Brick-Built Outbuildings Incorporating a Double Garage, Garden & Machinery Stores*
- *Leisure Facilities Include a Tennis Court, Indoor Swimming Pool and Gym*
- *Formal and Informal Gardens with Mature Frees and a Well-Established Orchard*
- *Post & Rail Paddock with Field Shelter and a Separate Vehicular Access*
- *Total Accommodation of Ashtree House Extends to Approximately 2599 Sq.Ft.*





Ashtree House is one of those quietly impressive country homes that reveals more and more as you approach. Set within established grounds and edged by open fields, the classic brick façade is perfectly balanced, with two bay windows flanking a central arched door that feels ceremonial without being formal. Look up and you notice the slate roof with its distinctive double pitch. From the side the twin ridges meet in a central valley to form an unmistakable M shape, the hallmark of a handsome Victorian double-pile plan. It is a lovely clue to the scale within and to the sense that two generous wings have grown together as one.

The front garden is a calm pocket of lawn and evergreen structure, protected by clipped hedging and mature trees. It is the pretty face of the house, the view you will love in photographs and on sunny afternoons. Day to day, the practical route is the side drive, which sweeps to a generous area of hardstanding and the side entrance that family and friends naturally use. It makes perfect sense for country life. Muddy boots, dripping dogs and armfuls of shopping come straight into a hardworking zone with pantry storage and the boiler room close at hand, so the calm of the main hall is preserved.



Step through to the heart of the house and the mood shifts to period elegance. The hall and corridors are dressed with decorative archways and high skirtings, the proportions lifted by delicate coving and a soft, timeless palette. Underfoot are beautiful encaustic tiles, believed to be Minton, their geometry glowing in terracotta and inky blue. The staircase rises in a gracious sweep beside a tall window with coloured panes, and the half-landing catches the light in a way that encourages you to pause and take in your surroundings.

There are several ways to gather here, so the family can spread out yet remain connected. The principal reception room at the front is reserved for deep comfort and long winter evenings. An open fire anchors the space and the bay window frames greenery, so even in January there is a sense of outlook. Across the hall the dining room has its own fireplace and a relaxed, welcoming character that suits long Sunday lunches and celebratory dinners. To the back of the house, a generous snug sits close to the kitchen and is the place to gravitate for films and board games, warmed by a log burner and connected to the garden through the adjacent conservatory, which works beautifully as a light-filled in-between room for plants, coffee and weekend newspapers.







The kitchen feels properly at the centre of things. Tiled flooring is reassuringly robust, painted cabinetry provides abundant storage and the proportions allow a generous table for everyday suppers and homework. Exposed timber beams lend a rustic note, while modern appliances make life easy. The study on the ground floor is a quiet, work-from-home space away from household bustle, and a neatly placed cloakroom serves the main living areas.

Upstairs the principal bedroom is a calm retreat with fitted wardrobes and an especially generous en suite including a separate bath and shower. Three further double bedrooms share the family bathroom, several with decorative fireplaces that speak to the house's nineteenth-century origins.







Outdoors the grounds unfold in distinct chapters, each with its own mood and purpose. Closest to the house, a tidy, well-planted garden gives a civilised setting for al fresco dining and evening drinks. Beyond, a more relaxed area drifts into long grass and wildlife-friendly corners where you can let the year follow its natural course. Then there is the leisure domain: a wonderful swimming-pool complex set within broad lawns and mature trees. Here summer life expands outdoors. The pool is supported by a changing room, WC and plant room, and inside the pool building there is a corner bar and space for gym equipment, so it works as an all-season venue for parties and teen gatherings as well as quiet early-morning lengths.

Sports lovers will appreciate the tennis court, laid by renowned specialists En-Tout-Cas. There is also a small pond, orchard and an expanse of paddock with a field shelter, currently home to a trio of pet sheep. In late summer the orchard produces apples for eating and cooking, Victoria plums and William pears, with raspberries and blackberries following on; the large greenhouse is ideal for raising dahlias and salad crops before they head out to the beds. It is the sort of garden that invites you to do as much or as little as you like, rewarding the keen gardener yet remaining forgiving during busy weeks.

Practicalities have been carefully considered. A separate office or store and a dedicated laundry room sit just off the main footprint for easy access without disturbing the calm of the house. Additional outbuildings include a garden store, coal shed, pigeon coop and a large garage, giving excellent ancillary space. Parking is easy, circulation around the plot is straightforward and there are multiple points from which to step into the gardens, so everyday life flows smoothly whether you are returning from the school run or hosting a summer party.

Connectivity is strong. A 5G wireless dish with repeaters serves the house and pool complex, delivering the sort of speeds that make remote work and streaming straightforward. It is one of those quiet upgrades that removes friction from daily life.

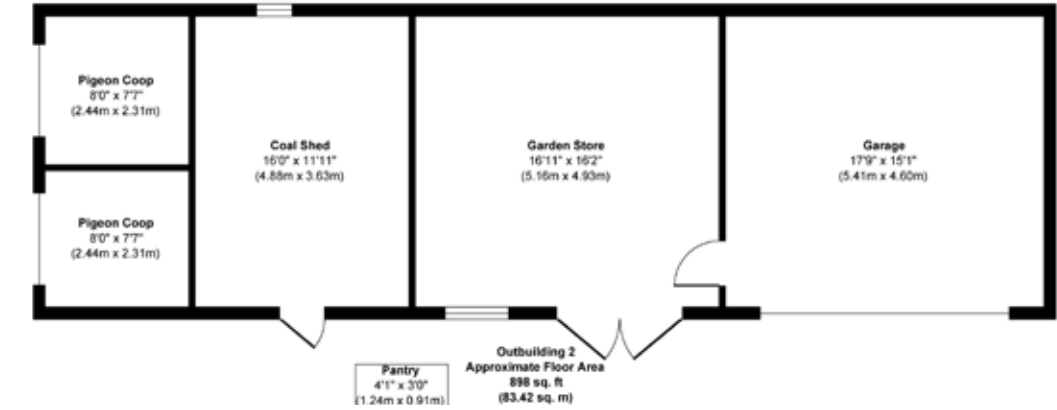
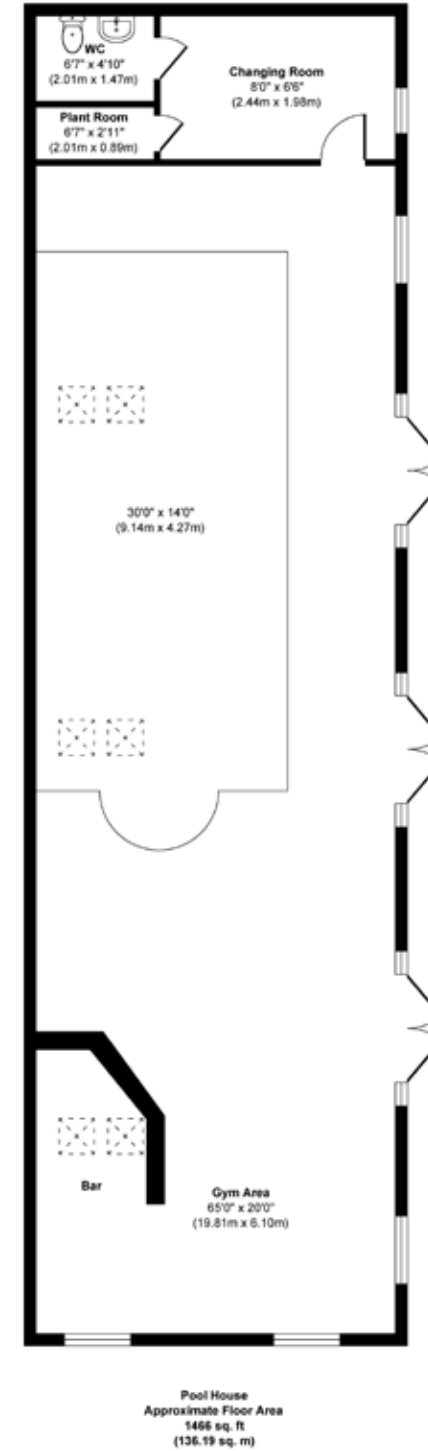




The position balances rural outlook with convenience. Though surrounded by farmland, day-to-day needs are readily reached and there is excellent access to well-regarded grammar and independent schools, which was a key factor for the current owners when their children were small. Over the years the gardens have been the location for mud pie restaurants, hide-and-seek and ball games, later giving way to makeshift rugby posts and, eventually, a tongue-in-cheek driving range. The pool complex has hosted birthday milestones and summer suppers under strings of lights, the conservatory has nurtured citrus and seedlings in spring and the front reception has glowed with an open fire on December afternoons.

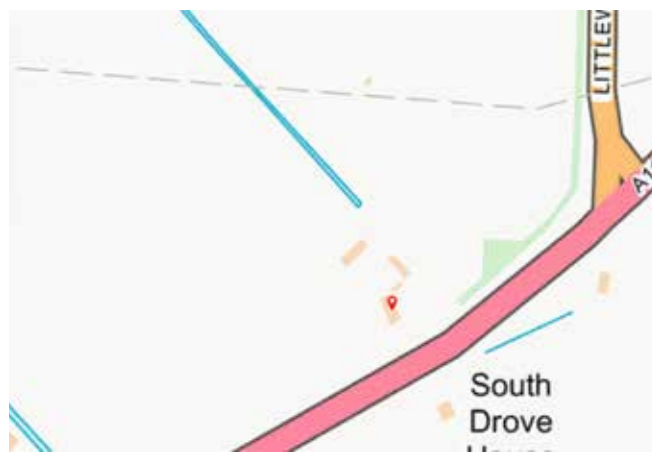
What makes Ashtree House special is not only its amenity but the feeling as you move through it. The drawing room offers deep comfort by the fire, the snug is an embrace on a cold day, and the kitchen is the natural gathering point from breakfast to bedtime. On warm days the conservatory carries the indoors out into the garden, and on hot afternoons the pool invites you in. The formal front, with its twin bays and centred door, gives way to a network of practical, hard-working spaces behind the scenes so family life can be lively without ever feeling cluttered. Every decision, from paint colours to lighting, has been made with an eye to timelessness and to honour the character of a house now well over two centuries old.

As the current custodians prepare to hand over, they speak of the space, the gardens and the balance of pastoral calm with everyday convenience. They will miss it all, they say, roofline and lawns, pool and orchard, but take comfort in knowing that Ashtree House will gather new stories under its distinctive M-shaped roof. It is, above all, a generous, happy home that has given much and is ready to do so again.



Approx. Gross Internal Floor Area
Main House = 2599 sq. ft / 241.44 sq. m
Pool House = 1466 sq. ft / 136.19 sq. m
Outbuilding 1 = 183 sq. ft / 17.00 sq. m
Outbuilding 2 = 898 sq. ft / 83.42 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

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. ©
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LOCAL AUTHORITY: South Holland District Council

SERVICES: Mains Water and Electricity, Septic Tank and Oil Fired Central Heating (2000 ltr oil tank with wireless tank gauge)
5G broadband provided via data link from ARK ICT

TENURE: Freehold

COUNCIL TAX BAND: G

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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.

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