

ASWARDBY HALL



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Spilsby – 4.1 miles • Horncastle – 9.0 miles • Louth – 12.8 miles • Woodhall Spa – 16.7 miles • Lincoln – 30.1 miles
Peterborough – 52.4 miles • London – 135 miles
(All distances are approximate)

*‘An impressive country house set in a secluded position
with landscaped gardens and parkland’*

Ground Floor: 5 Reception Rooms • Kitchen/Orangery • Drawing Room • Library • Hall Sitting Room
Billiard Room • Study • Snug • Utility Room • Boot Room

First Floor: Principal Suite with Dressing Room and Balcony • 3 Bedroom Suites • 3 further Bedrooms
Family Bathroom • 1 Bedroom Flat

Outside: Garden • Lake • Parkland • Woodland

Approximately 12.79 acres

For sale as a whole



Viewing by appointment only.

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the brochure.

SITUATION

Aswardby Hall is nestled in the Lincolnshire Wolds, an Area of Outstanding Natural Beauty, and enjoys an idyllic countryside setting. The nearby market towns of Louth, Spilsby, Alford and Horncastle are easily accessible and offer a range of amenities including schools, shops and public houses. Further facilities can be found in the market town of Louth and the historic city of Lincoln. The train station in Boston provides access to Nottingham in around 90 minutes. There is access to the national road network from the A158 or the A16 which gives access to the A1 (M) north and south.

The nearby beach at Anderby Creek, north of Skegness can be reached in 20 minutes and nearby public houses include The Leagate Inn and the Massingberd Arms. Popular local hunts include the South Wold Hunt and the Brocklesby Hunt. The famous Hotchkin golf course ranked 54th in the world is about twenty minutes away at Woodhall Spa, "home of golf".

Independent schools can be found in Lincoln or further afield both Uppingham and Oakham are within an hour and a half. Queen Elizabeth's Grammar Schools can be found in the nearby towns of Alford and Horncastle.



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The property was originally built around the 1840s and restored in 1910. The owners undertook an extensive refurbishment 15 years ago to the whole house and landscaping in the garden. This delightful house now enjoys beautifully presented accommodation with the juxtaposition of historic and contemporary features.

The private drive leads you through the parkland, along a tree-lined avenue before reaching the house providing complete privacy. The main house invokes charm and character, offering a good mix of luxury family living and formal entertaining spaces as well as generous sized bedrooms.

The property includes five reception rooms filled with natural light, three of which are south facing with spectacular views across open countryside and gardens. The reception rooms include a library, drawing room (used by the present owner as an artists' studio), hall sitting room, dining room and billiards room which benefit from extensive attention to detail with highly decorative cornice and ceiling mounts and showcase feature fireplaces. There is also a snug, office, utility room and boot room.

At the heart of the house is a large open plan family kitchen, dining area and orangery with skylight windows. The kitchen benefits from a four-door Aga, Miele range-oven, steam oven, plate warmer, 2 dishwashers and a drinks fridge, perfect for entertaining.





The principal bedroom benefits from an en suite bathroom, dressing room and a large balcony with south facing views. Off the principal bedroom there is a large bedroom which could be used as a study/nursery or larger dressing room.

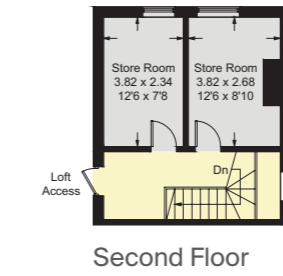
There are further well-proportioned bedrooms including three bedroom suites and 3 further bedrooms and a family bathroom. All of the bedrooms benefit from beautiful aspects either over the gardens or the church and are flooded with natural light.

There is a one bedroom flat which can be found on the first floor which is in need of upgrading but would suit a nanny flat or staff accommodation. The second floor houses two cosy box rooms which could be used as additional accommodation.



FLOOR PLANS

- Reception Rooms/General Circulation Areas
- Kitchen/Workshop/Utility/Plant
- Bedroom/Dressing Rooms
- Bathrooms
- Storage



Approximate Gross Internal Area:
 Main House - 1,008.8 sq m / 10,859 sq ft
 Boiler Room - 6.4 sq m / 69 sq ft
 Total - 1015.2 sq m / 10928 sq ft
 For identification purposes only and not to scale.



GARDEN AND GROUNDS

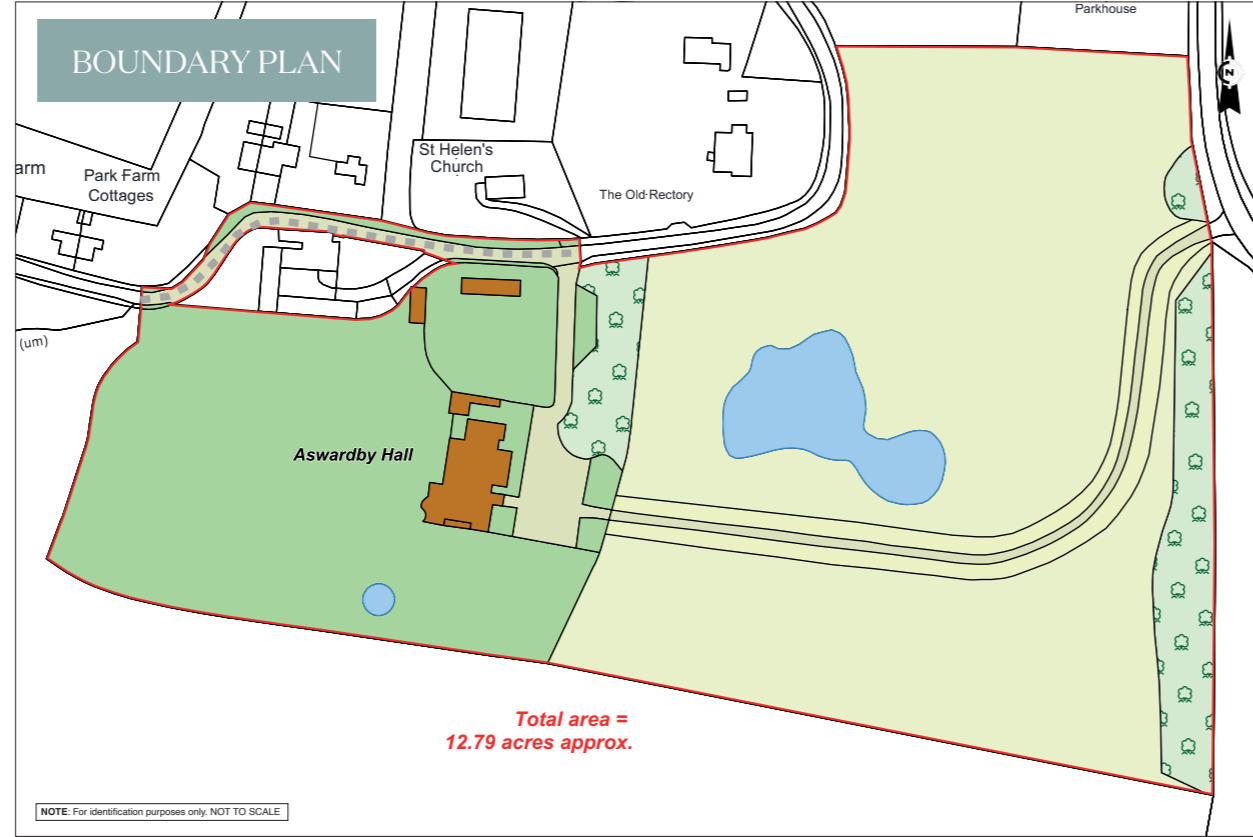
Aswardby Hall is approached via an avenue of lime trees and sits in 12 acres of parkland. The house is surrounded by gardens on all sides, with landscaping and planting to the East and North designed by 6-time Chelsea Flower Show Gold medal winner and BBC Gardeners Question Time contributor, Bunny

Guinness. The courtyard is landscaped with York stone and planted with yew hedging and specimen holm oak. The south terrace, with a pond and mature trees, is bounded by a ha-ha and has uninterrupted views across open countryside. The West garden has lawns surrounded by yew hedging and

classical sculptures, bounded by an oriental garden and pond with woodland walk. The box-hedged walled garden to the North is planted with wildflowers and quince and almond trees.

The parkland boasts a large lake and a six hole golf course which could be reinstated.





GENERAL REMARKS AND STIPULATIONS

METHOD OF SALE

The property is offered for sale freehold as a whole with vacant possession by private treaty.

A two bedroom cottage and outbuildings with stables (with planning permission) are available via separate negotiation.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all rights of way either public or private, all easements, wayleaves and other rights of way whether they are specifically referred to or not. There is one footpath across the property down the lane.

SERVICES

Mains water, electricity and oil fired central heating with private drainage.

FIXTURES AND FITTINGS

All fixtures, fittings and chattels whether referred to or not are specifically excluded from the sale, including carpets, curtains, light fittings, free standing domestic and electric items and garden machinery.

PLANS, AREAS AND SCHEDULES

These are based on the Ordnance Survey and are for reference only. They have been checked and completed by the vendor's agents and the purchaser will be deemed to satisfy themselves as to the description of the property. Any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

EPC RATINGS

The EPCs are attached to the brochure but if they have become detached, please request them from the Vendor's agent.

VAT

Any guide price quoted or discussed are exclusive of VAT and in the event that the sale of the property, or part of it, or any rights attached to it becomes chargeable for the purposes of VAT, such tax will be payable by the purchaser. The VAT position relating to the property may change without notice.

POSTCODE

PE23 4JS

VIEWINGS

All viewings are strictly by appointment with the vendor's agent.



Viewing is strictly by prior appointment. Please contact:

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