



Hall Farm

Bag Enderby, Spilsby, Lincolnshire. PE23 4NP





Hall Farm, Bag Enderby

A rare opportunity to purchase a substantial house situated in Bag Enderby in the unspoilt Somersby Estate of Tennyson fame. It has a commanding position overlooking the 'Babbling Brook' and the wider Lincolnshire Wolds to the South and St. Margaret's Church, where Tennyson's father was vicar, to the North.

Hall Farm (once Bag Enderby Hall) is a grade II listed detached house dating back to at least the 16th Century when it was the seat of the then High Sheriff of Lincolnshire, Andrew Gedney.

Hall Farm suffered from an historic fire but there remains much character and period features including large chimney stacks, internal panelling, and a restored 17th century staircase. There are substantial cellars with the local legend of a tunnel to Harrington Hall.

The house is a detached three bedroomed house but given the expansive rooms is more akin to a larger residence. It is in need of a full scheme of refurbishment with potential to offer more bedrooms.

Hall Farm is sold in mature grounds of over 3 acres with partially walled garden and parkland trees.



LOCATION

Hall Farm is on the south eastern edge of Bag Enderby village in the rolling hills of the Lincolnshire Wolds Area of Outstanding Natural Beauty. Bag Enderby lies on quiet roads between the market towns of Spilsby (6 miles), Horncastle (9 miles) and Louth (12 miles).

The area has thriving market towns with their Grammar Schools and amenities and quiet villages with great walking, riding and cycling. The area lies between Lincoln (30 miles) with direct trains to London and the quiet beaches of the Lincolnshire coast.



ACCOMMODATION

Hall Farm has been lived in recently but would benefit from a full renovation with ability to enhance the use of the very large rooms. Viewing is essential.

Hallway through a period front door to hallway with beautiful 17th Century dark wood carpeted staircase with barley-sugar balusters and newels with pendant sand finials. Under stairs door to the cellar, carpeted floor, radiator and ceiling light. Door to the side and doors to further ground floor accommodation including:

Dining Kitchen having wood obscure single glazed entrance door to front garden and wood single glazed window to front, a good range of storage units to base and wall levels with space and connections for cooker and appliances. Tile effect flooring, ceiling lights and power points.

Dining Room having wood single glazed sash windows to rear with beautiful rural views over the hills beyond; exposed brick fireplace, carpeted floor, radiators, wood panelling to walls, ceiling light and power points.

Living Room a substantial room having wood single glazed sash windows to front, with views to the church; brick fireplace with oak mantel, wood beams to ceiling, built in storage space, carpeted floor, radiators, ceiling lights and power points. Door to:

Utility with wood single glazed window to side aspect, space and connections for washing machine, ceiling light and power points. There is potential to connect into the adjoining outhouses, see below.

First Floor

Gallery Landing with wood single glazed sash window to rear aspect; carpeted floor, radiator, loft access hatch, ceiling light. Doors to first floor accommodation.

Bedroom having wood single glazed sash windows to rear aspect; exposed brick fireplace, carpeted floor, radiator, ceiling light and power points.

Bedroom a substantial room having wood single glazed sash windows to front aspect; exposed brick fireplace, carpeted floor, radiator, ceiling light and power points.





Bedroom having wood single glazed sash windows to front aspect; exposed brick fireplace, carpeted floor, radiator, ceiling light and power points.

Shower Room having wood obscure single glazed window to side aspect; corner shower cubicle with triton electric shower over and tiled surround, pedestal wash hand basin and low level WC. Carpeted floor, built in airing cupboard, radiator and ceiling light.

GARDENS

The property is approached via a gravel driveway which continues to a turnaround space. The front garden has views across to the Church and is laid to lawn with a gravel path leading back to the front boundary and small trees and hedging. There is a door to a largely walled rear garden with south facing views over the old overgrown moat to the babbling brook and rolling hills beyond.

OUTBUILDINGS

The house has two attached outbuildings on the western side with oil fired boiler inside. There are further outbuildings on the east of the walled garden which are currently access from the farm yard but the purchase will be required to alter these for access from the gardens.

PADDOCK

To the west and south of the garden is a paddock extending to about 2 acres with mature parkland trees, The boundaries are contained by mixed hedging and fencing.

FARM YARD

To the east lies a largely redundant farm yard which is not included in the area being sold. The purchasers will need to erect a new boundary fence on this western edge of Hall Farmhouse.

East Lindsey District Council – Tax band: E

ENERGY PERFORMANCE RATING: F

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Horncastle office, Old Bank Chambers, Horncastle, LN9 5HY

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HALL FARM





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