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2023

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The Old Hall

Old Bolingbroke, Spilsby, Lincolnshire. PE23 4ER

BELL



The Old Hall

Old Bolingbroke

The Old Hall is a Grade II listed family home, extending to approx. 4000 sq ft, with parts dating back to the early 17th Century. Set to an attractive position, with much of the accommodation south facing, the property enjoys further space to the rear and a small paddock (approx. 1 acre, sts); bringing the grounds to a total of 2.85 acres (sts).

Requiring a scheme of renovation, the property enjoys a stunning edge of village location, with Old Bolingbroke a historic setting for this most notable abode.

LOCATION

Old Bolingbroke sits in a broad valley between the Kirby and Keal hills, to the south-western fringe of the Lincolnshire Wolds, an Area of Outstanding Natural Beauty. The well serviced market town of Spilsby lies three miles away, with the larger towns of Horncastle (eight miles), Boston (16) and Skegness (16) all within convenient distance.

With the St Peter & St Paul (c. 14th Century with 19th C. reconstruction) Church to the centre of the village, Bolingbroke is also home to the ruins of a Castle occupied by Royalist troops ahead of the Battle of Winceby; during the English Civil War (1643). Henry IV, referred to by Shakespeare and others as Henry Bolingbroke, was born there in 1367.

The Old Hall is located to the North-Eastern edge of the village, set back from the main Church Road from which the front driveway is entered. Further access is afforded via a side track leading off Spilsby Hill to the East of the property.





ACCOMMODATION

The Old Hall is a Grade II listed detached two-storey brick and slate dwelling, believed to originate in the early 17th Century with a late Georgian frontage; and further extensions and modifications in the intervening years. The house has been configured to provide twin family accommodation; although remains united as one principal residence with a range of flexible spaces and opportunities for reconfiguration.

Comprises: to the Eastern side – main hall with cellar, living room, conservatory, kitchen, utility and cloakroom to ground floor; landing, two bedrooms and bathroom to first floor. To the Western side – rear entrance, kitchen, living room, pantry cloakroom and large drawing room; landing, three bedrooms, bathroom and cloakroom. The initial property extends to approximately 4000 sq ft.

With outbuildings (inc. former coal / fuel stores) at both ends, the eastern side enjoys covered access across to the self-contained studio / annex; measuring 400 sq ft (approx).

The property requires a scheme of renovation and modernisation, offering potential purchasers flexible, spacious accommodation suitable for a range of uses and configurations; including to suit multigenerational living or support a hobby or business (subject to the necessary consents).



LAND

The Hall stands in a site totalling 3.77 acres, of which 2.85 acres (sts) is offered for sale. These areas comprise:

Front Garden & Driveway - entered through double vehicle gates to the front, with carriage driveway leading up the front towards the principle entrance; and circling around the central lawned space with paved patio feature. The gardens extend out to the East and West with a vibrant range of mature established flowers and shrubs; with boundary hedging.

Rear Garden – with further lawned space, sloping up away from the property. With the side access (off Spilsby



Hill) leading to this area, there currently stands a brick and tile garage with ample space for additional parking (subject to the necessary consents).

The track access continues across the rear, and over the gentle stream via a brick arched bridge – not suitable for vehicles – and back to Church Road.

Paddock- to the rear extends a further acre (approx. sts), set to mature grassland.

The further orchard space, to the West of the property, can be made available subject to further negotiation. A detailed plan of the grounds and further site (including space currently occupied by a range of farm buildings and stores; not offered for sale) can be made available by the agents.

East Lindsey District Council – Tax band: G

Mans water (to be connected) electric. Private drainage to a Klargester treatment system.

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...

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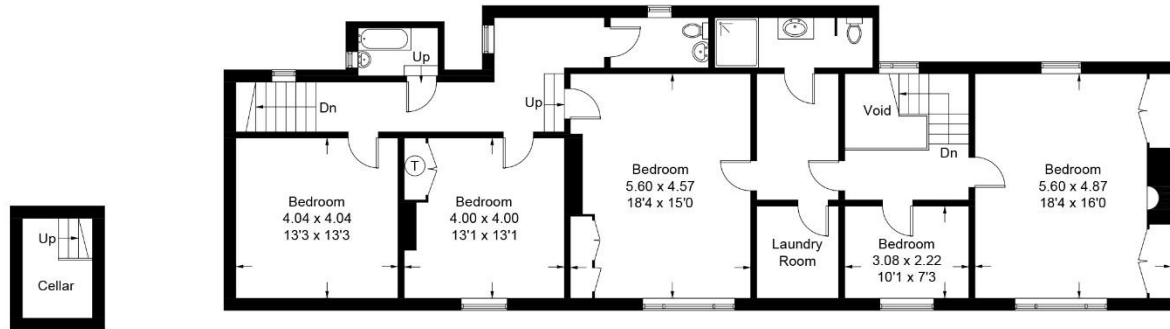
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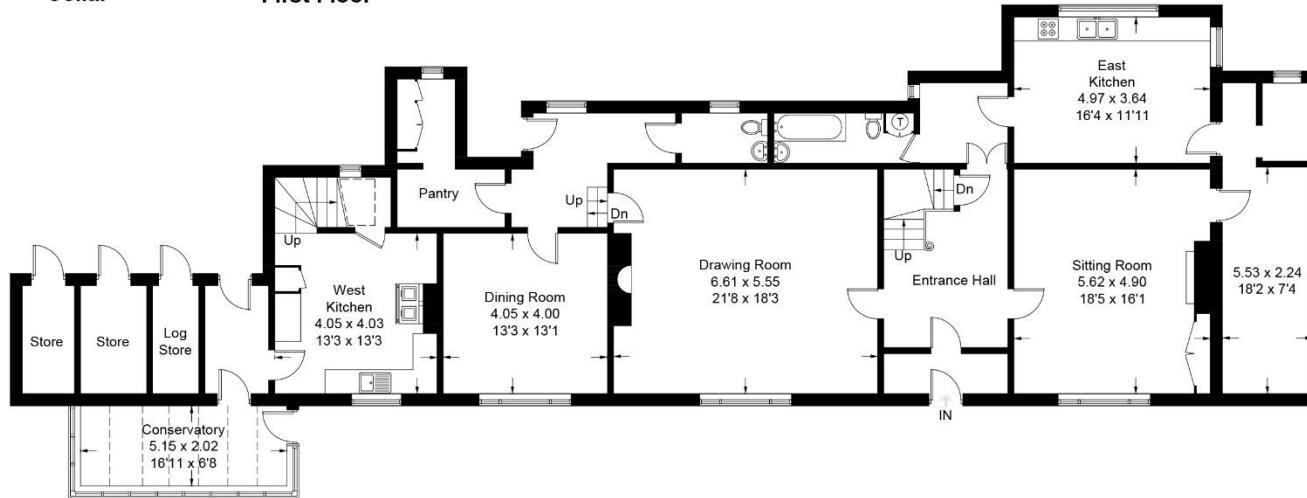
The Old Hall

Approximate Gross Internal Area
 Ground Floor = 220.1 sq m / 2369 sq ft
 First Floor = 141.9 sq m / 1527 sq ft
 The Annexe = 48.1 sq m / 518 sq ft
 Total = 410.1 sq m / 4414 sq ft
 (Excluding Cellar & Void)



Cellar

First Floor



Ground Floor

= Reduced headroom below 1.5m / 5'0"



The Annexe

(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

DISCLAIMER

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