



BRITISH  
PROPERTY  
AWARDS

2024



GOLD WINNER

ESTATE AGENT  
IN HORNCastle



**Brayford House**  
Fen Lane, East Keal, Spilsby. PE23 4AY







## Brayford House East Keal

Brayford House is a beautiful four-bedroom property, originally Georgian with Victorian and modern additions; set to grounds of over 5 acres (sts) with extensive outbuildings and self-contained annex. Accommodation is well-presented, with excellently appointed kitchen, laundry and bathroom spaces.

South facing, with the front looking across sweeping lawns, the property is set to a private location within the rural village of East Keal. The gardens are varied, with a range of fruit trees; hidden and walled seating spaces offered alongside a pond; further patio space with bar leading off the modern kitchen, with bank of bifold doors stepping out.

The property boasts two generous reception spaces, a dining room plus dining kitchen; with a study, laundry room and boot room to the rear opening out onto the driveway. Ground floor accommodation is complete with a coat store, cloakroom and versatile drinks room/office space.

With four bedrooms, including one with en suite, family bathroom and store to the first floor; the house is complemented by the self-contained Barn annex. With large, flexible office/reception space, mezzanine level lounge and further room; kitchen, utility, shower room and bedroom, this space is ideal as a separate living accommodation, multigenerational living or as a holiday let (subject to the necessary consents).





## ACCOMMODATION

Entered to the front, through wood door beneath feature entrance porch, to...

**Hallway.** With lights to ceiling, wood single glazed sash window to rear, radiator, wood effect flooring, panelling to wall, multiple power points, two carpeted staircases with spindle and balustrade support, wood door to coat room with built in storage and shelving, light to ceiling, wood effect flooring, wood doors to living room, lounge, cloakroom, study, coat room, office and...

**Dining Room.** With wood double glazed sash windows to front and side, light to ceiling, panelling to walls, radiators, multiple power points, carpet.

**Living Room.** With wood double glazed sash windows to rear, and to bay to side, light to ceiling with ceiling rose, exposed ceiling beams, log burning stove inset to industrial style surround, carpet, multiple power points, radiators, built in alcove storage and shelving.

**Lounge.** With wood single glazed sash window to front, light to ceiling, esse log burning stove inset to stone style surround and fireplace, carpet, radiators, multiple power points, tv point, wood windowed door to...

**Kitchen.** With wood double glazed french doors and full height windows to front, lights to vaulted ceiling. Excellent range of modern storage units to base and wall levels, plus bank of full height pantry cupboards; and central island, ceramic butler's sink inset to bevel edge worktop, Neff five ring induction hob, Neff double oven, grill and coffee machine, full height fridge and freezer, Hotpoint dishwasher, wood flooring, multiple power points, exposed brick wall with tv point, wood single glazed door to...

**Boot Room.** With wood double glazed sash window to rear, door to rear, lights to Walls, vaulted ceiling, wood effect flooring, multiple power points, open doorway to study, wood windowed door to...

**Laundry Room.** With double glazed sash windows to side and rear, light to wall, vaulted ceiling, ceramic butlers sink inset to bevel edge worktop, modern storage units to base level and full height.





**Study.** With wood single glazed sash window to rear, light to ceiling, radiator, wood effect flooring, floor standing oil fired boiler, wood door to storage space.

**Cloakroom.** With wood single glazed sash window to side, light to ceiling, high level W/C, hand wash basin, radiator, wood effect flooring, tiles to half height to wall.

**Drinks Room.** With wood single glazed sash window to rear, light to ceiling, built in shelving, radiator, carpet, multiple power points.

**First Floor Gallery Landing.** With wood single glazed sash windows to rear, and to front beneath arch, lights to ceiling, radiators, multiple power points, wood double doors to airing cupboard, wood door to storage space, wood doors to further accommodation including...

**Bedroom One.** With wood single glazed sash window to front, light to ceiling, carpet, radiator, multiple power points.

**Bedroom Three.** With wood single glazed sash window to side, lights to ceiling, ceiling beams, radiator, wood doors to storage space, carpet, multiple power points, wood windowed door to...

**En Suite Shower Room.** With wood single glazed sash window to rear, light to ceiling, low level W/C, pedestal sink, tiled flooring, walk in shower cubicle with tiled surround, heated towel rail, loft access hatch.

**Bedroom Four.** With wood single glazed sash window to rear, light to ceiling, alcove storage shelf, carpet, radiator, multiple power points, wood door to dressing room, with door back to landing.

**Family Bathroom.** With wood single glazed window to side, light to ceiling rose, low level W/C, pedestal sink, panel bath with tiled surround, corner shower cubicle with tiled surround, wood effect flooring, radiator, heated towel rail.

**Bedroom Two.** With wood single glazed sash window to front, light to ceiling, carpet, radiator, multiple power points, wood door to storage space.





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## OUTSIDE

The property is approached to the side through double electric vehicle gates with brick column and ball supports, and up a sweeping gravelled driveway which runs to the front and rear, offer abundant parking space. To the rear, the drive continues to the series of outbuildings...

The principle outbuilding is centred by a significant Garage and Workshop space of block and brick construction with timber supports to asbestos sheet roof. Two sets of wood double doors to side opening onto driveway, windows to sides and rear, doors to rear to a trio of Stores; door to side to timber single glazed Greenhouse with brick base.

Adjacent to the garage are a large open fronted Wood Store, and double doors to a further Store; under tiled roof.

Stood alongside this is the barn - offering self-contained living accommodation, entered to the front through wood door to:

**Living Room.** With upvc double glazed windows to front, Villager wood burning stove set to stone stand with brick support, wood effect flooring, multiple power points, carpeted landing with wood staircase to first floor. Wood doors to bedrooms and...

**Dining Kitchen.** With upvc double glazed window to side, wood stable door to side. Vaulted ceiling, lights to wall. Good rmsge to storage units to base level, 1 1/2 sink and drainer inset to roll edge worktop surface, four ring induction hob. Multiple power points, radiator, wood effect flooring. Open doorway to side lobby... with wood doors to utility and

**Shower Room.** With upvc double glazed obscure window to side, lights to wall and to vaulted ceiling, low level W/C, hand wash basin inset to storage unit, corner shower cubicle with Bristan shower over, board surround, heated towel rail, wood effect flooring.

**Utility.** With upvc double glazed window to front, wood door to side, storage units to base level, sink and drainer inset to roll edge worktop surface, feature fireplace stove, space and connections for under counter washing machine, floor standing oil fired firebird boiler, brick tiled flooring, radiator, multiple power points.

**Bedroom.** With wood single glazed coloured window to side, lights to walls, radiator, carpet, multiple power points.

Up staircase to **Mezzanine** level:

Currently providing **Lounge** and **Office** space, with spindle and balustrade hallway; of s shaped Proportions. With carpet, lights to ceiling and wall, Tv point, multiple power points, radiators. Skylights to sides and upvc double glazed window to front

Adjacent to this is a further workshop behind double barn doors, with mezzanine level.

The front garden opens out down to the South, with gently undulating lawn punctuated by a range of mature established flowers and trees. There is a large pond bristling with plant life, and a hidden 'sunken' patio seating space alongside with light and power, and brick containing wall.

Leading off the kitchen and extending around the garage outbuilding is a two-tier patio with brick walls to the front and rear, and an elegant bar space beneath pergola cover; with light and power.

There is a further courtyard style walled garden; and an attractive rose garden to the eastern corner with low level hedging and mature established roses to gravelled beds.



East Lindsey District Council – Tax band: E

ENERGY PERFORMANCE RATING: F

Mains water, electricity. Oil fired heating. Mains drainage

**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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