



BRITISH  
PROPERTY  
AWARDS

2024

★★★★★

GOLD WINNER

ESTATE AGENT  
IN HORNCASTLE



**The Moat House**  
Gautby, Market Rasen, Lincolnshire. LN8 5JP

**BELL**









# The Moat House

## Gautby

'The Moat House' is a discreetly located and substantial Victorian detached country residence, built in the mid 19c with later 19th and early 20c additions. Set in gardens and grounds of 6.42 acres(sts) with outbuildings, garages and stables and comprising: six bedrooms, four bath-shower rooms, five ground floor reception rooms, two kitchens with ancillary rooms and two staircases.

Part of the property being suitable for a self-contained annex allowing multi-generational living.

Superbly situated in this 'get away from it all' location with few near neighbours. In a truly rural location convenient for the towns of Horncastle, Woodhall Spa and the Cathedral city of Lincoln with direct mainline service to London.

### ACCOMMODATION

**Main Entrance Hall** with bespoke stained glass window, tiled floor. Arch into:

**Corridor** with original tiled floor, two radiators, staircase up to first floor and door to small wine cellar.

**Study** having a dual aspect with uPVC windows, two radiators, fireplace with brick pillars and wood burning stove inset.

**Dining Room** with uPVC window, cast iron open fireplace, radiator. Further door into central hall.

**Lobby** with tiled floor, shelved cupboard.

**Cloakroom** with uPVC window, low level WC, wash hand basin, radiator and tiled floor.

**Central Hall** with uPVC window, radiator. Doors to further accommodation including:







**Drawing Room** with uPVC bay window, four radiators, York stone style open fireplace.

**Kitchen** having a range of cream coloured base units with quartz work surface over and matching upstand, inset sink to surface, induction hob, inset electric oven, LPG AGA, integrated dishwasher and fridge.

**Inner Hall** with tiled floor and radiator.

**Pantry** with tiled floor and appropriate shelving.

**Boot Room** having uPVC window, tiled floor, radiator, , range of full height cupboards to one wall. Door to entrance porch and door into garage

**Sitting Room** having two uPVC windows, radiator with cover, fireplace with brick pillars, reclaimed mantel and inset wood burning stove.

**Hall** with door to grounds and electric heater.

**Office** with two uPVC windows, wooden window seat, radiator, recessed cupboard. Double doors into:

**Utility/Kitchen 2** having two uPVC windows, base units with work surface over, single drainer sink, space for washing machine and fridge, electric cooker point and radiator. Door to rear stairs.

**Rear Hall** having external door into covered rear porch, uPVC window, tiled floor and radiator.

## First Floor

**Landing** with uPVC window and radiator.

**Hallway** with radiator and uPVC window leading to:

**Bedroom 1** with three uPVC windows, with dual aspect views over paddocks, two radiators, staircase down to the rear kitchen.

**Walk in Wardrobe/ Dressing Room** with uPVC window, radiator

**Shower Room** with uPVC window, comprising walk in shower cubicle, wash hand basin, low level WC and ladderback style towel rail

**Bedroom 2** with uPVC window, radiator. Door to:

**En-suite** with uPVC window, comprising shower, low level WC, wash hand basin, radiator and heated towel rail.

**Bedroom 3** with uPVC window, radiator. Door to:







**En-suite** comprising bath, wash hand basin, low level wc, radiator and heated towel rail. uPVC window.

**Family Bathroom** comprising bath, low level WC, wash hand basin, ladderback style towel rail, built in airing cupboard with hot water cylinder.

**Bedroom 4** being dual aspect with uPVC windows.

**Bedroom 5** with uPVC window, radiator.

**Bedroom 6** with uPVC window, radiator and access to both shower room and family bathroom.

**Integral Garage** pair of up and over doors, uPVC window, oil fired boiler.

## OUTSIDE

The property is approached over a private tarmac drive, over part of which the adjoining neighbouring property has a vehicular right of way. The drive leads to the concrete parking area, double garage, raised flowerbed, dog kennels and the following range of brick and tiled buildings:

Store with light and power: **Large brick built Victorian barn** with light and power, door opening onto the first floor loft area.

A brick archway with gate opens onto a front garden with concreted seating area to the front of the house, lawn with a range of shrubs and trees, daffodil walk, and a formal rose garden which leads to the orchard area. A further lawned area leads to the side garden with a wall and gate which opens onto a side lawn having two pear trees.

**Brick Built Store** with light and power and front door.

The kitchen garden has various soft fruit bushes, lawn, pond and a superb circular wooden thatched gazebo. There is post and rail fencing with a pedestrian gate which opens onto the livestock area with corralled area and concrete apron. There are two open wooden loose boxes, one with a gate opening onto a rear enclosure. A range of 5 wooden stables all with stable doors and a tack room to one end. Various fenced enclosures and poultry runs.

A gate opens onto the three front paddocks which are sectioned off with post and rail fences and having interconnecting gates. Within the boundary of the paddocks there is a 3 meter wide fenced strip planted with young trees

Note: water is available to the paddock.













# Moat House

Approximate Gross Internal Area = 456.5 sq m / 4914 sq ft (Including Double Garage)

Stable Block = 91.9 sq m / 989 sq ft

The Barn = 104.4 sq m / 1124 sq ft

Garden & Hay Stores = 29.0 sq m / 312 sq ft

Total = 681.8 sq m / 7339 sq ft



East Lindsey District Council – Tax band: G

ENERGY PERFORMANCE RATING: E

Mains water, electricity.

Oil fired heating

Private drainage to Biotec Titan treatment plant.

**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...

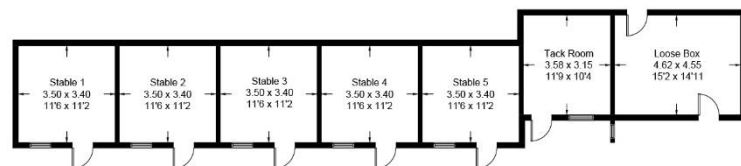
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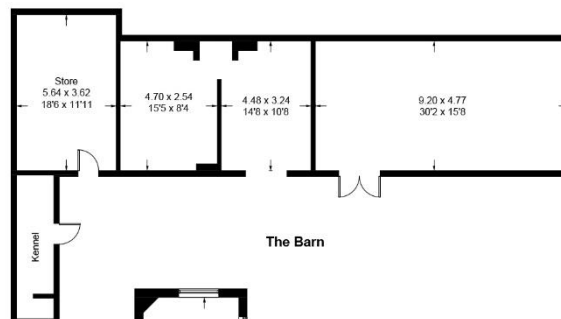
Email: [horncastle@robert-bell.org](mailto:horncastle@robert-bell.org);

Website: <http://www.robert-bell.org>

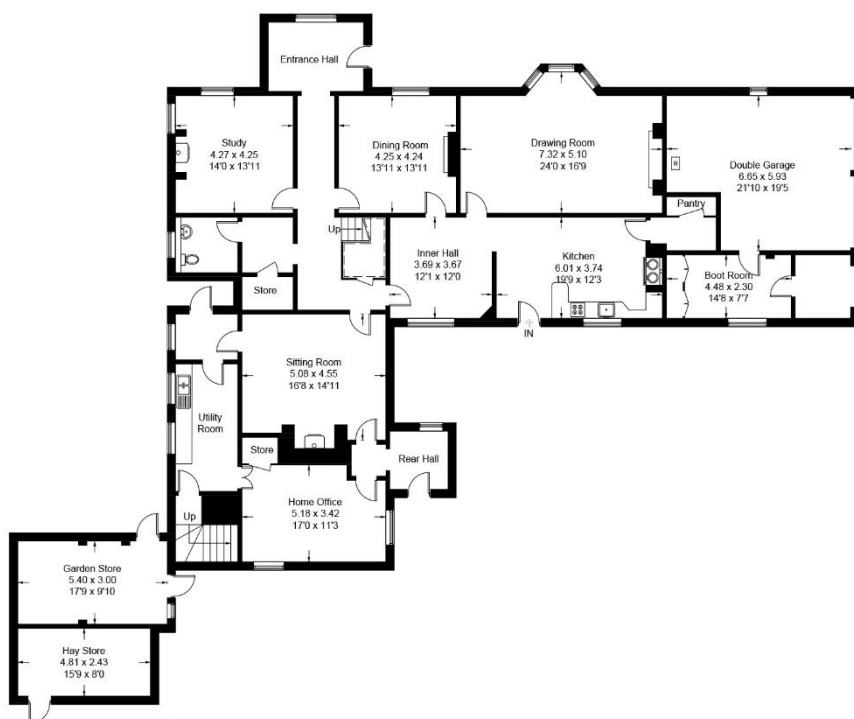
Brochure prepared 20.3.2025



Stable Block



The Barn



Ground Floor



First Floor

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.



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