



BRITISH
PROPERTY
AWARDS

2024



GOLD WINNER

ESTATE AGENT
IN HORNCASTLE



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

BELL





The Moat House

Gautby

At the end of a long tree lined drive, The Moat House is a substantial country property. Dating from the mid 19th century, with later additions in the late 19th and early 20th century, it provides five spacious reception rooms with a wood burner or a feature fireplace in four of them. The fifth is currently used as a home office. The farmhouse style kitchen blends modern integral appliances with a traditional AGA and there is a second kitchen / utility room. Upstairs there are six double bedrooms, a dressing room and four bath / shower rooms. The layout would be very suitable for self contained / multi generational living.

Outside there is a double garage, a stable block, a large brick built Victorian barn and further outbuildings. The grounds extend to 6.4 acres, comprising formal gardens, a small orchard and a rose garden together with a stable yard and three interconnecting paddocks.

The village of Bardney, aprox 3 miles away, boasts plenty of amenities incl. shops, supermarket, cafe, public houses, and a primary school. The market towns of Horncastle and Woodhall Spa are nearby, providing more facilities including secondary and Grammar schools. The Cathedral and University City of Lincoln, with mainline train service to London, is just a 20 minute drive.



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







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...

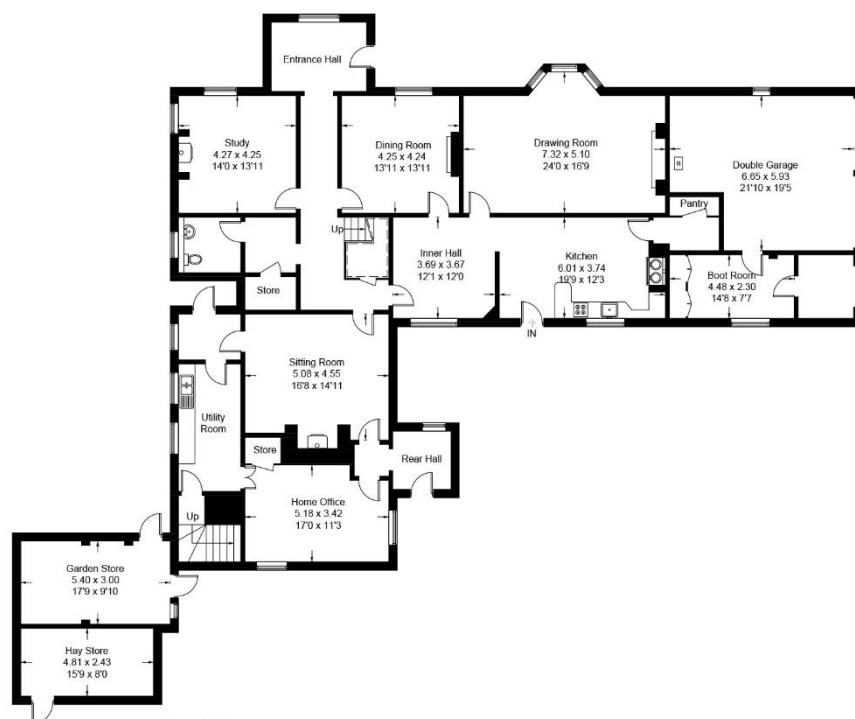
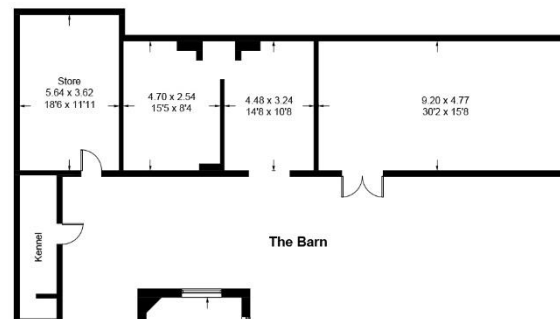
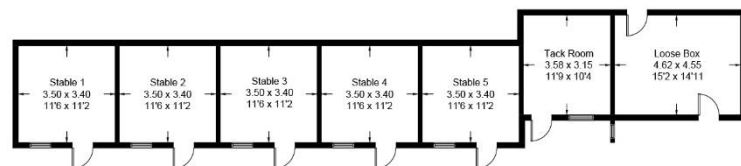
Old Bank Chambers, Horncastle. LN9 5HY.

Tel: 01507 522222;

Email: horncastle@robert-bell.org;

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

Brochure prepared 20.3.2025



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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www.robert-bell.org

