



BRITISH
PROPERTY
AWARDS

2024

★★★★★

GOLD WINNER

ESTATE AGENT
IN HORNCASTLE



Old Hall Farm

Pinfold Lane, Great Steeping, Spilsby, Lincolnshire, PE23 5PZ

BELL





Old Hall Farm

Great Steeping, Spilsby

Old Hall Farm is a picturesque farmhouse, thought to date back circa 400 years, with the current family having been custodians for more than 85 years. Rooms are spacious and full of character, enjoying quintessential mid-Lincolnshire countryside views.

Standing in a tranquil, rural setting down a long tree lined driveway, the property is set within immediate grounds of approx. 1.9 acres (sts) which include a small paddock and stable. The property is surrounded by a further meadow and grass paddocks, with an option to purchase further land of up to approx. 18.5 acres making this an excellent equestrian proposition/small holding opportunity.

The property further benefits from large brick coach house and barns with potential for development (subject to the necessary planning consents).

Excellent state schools are within easy reach, so to is the coast with its expansive sandy beaches.





Key Features

- NO ONWARD CHAIN
- NOT LISTED
- A charming former farmhouse
- Generously proportioned rooms with large sash windows
- Classic features including vintage beams, exposed brickwork and inglenooks
- Five bedrooms and two upstairs bathrooms
- Three impressive reception rooms
- Two sitting rooms, one triple aspect opening to garden
- Large dual aspect dining room
- Two open fires and log-burning stove
- Breakfast kitchen with French doors to garden
- Aga; part oil fired, part electric providing four ovens and six rings
- Sizeable utility room
- Downstairs shower room
- Walk in pantry and further storage spaces
- Approx 1.9 acres of landscaped gardens with mature trees
- South and west facing paved terrace leading off the house
- Attractive brick outbuildings; adjoining single and two storey barns
- Wagon sheds
- Barn with hay loft
- Further stores
- Double garage with automatic roller shutter door
- Separate brick stable
- Greenhouse, vegetable patch and orchard
- Small paddock
- Long tree-lined drive with cattle grids
- Generous parking
- Possibility of purchasing further adjoining land of up to approx. 18.5 acres



Location

The property occupies a tranquil spot, a convenient half mile from the main road. Great Steeping is located four miles south-east of Spilsby, with other historic market towns (Horncastle and Alford) 15 and 20 minutes away respectively, all with excellent schools. There is a primary school and two churches (one redundant) in the village while for shopping, nearby Spilsby or Wainfleet All Saints provide essential needs. The beautiful Lincolnshire Wolds designated national landscape begin a few miles north and the Lincolnshire coast with its miles of sandy beaches lie 15 to 20 minutes' drive east.

The cathedral city of Lincoln is 30 miles away from which rail connections are made to London, as they are from Grantham and Newark also. Boston is 20 miles south and also has a train station.

Equestrian Amenities Within The Locality

A well- known dressage centre 'Sheepgate Equestrian' is less than half hours' drive south. Permit free beach riding can be enjoyed at Mablethorpe beach (subject to time of day and year) half hours' drive north. Local affiliated and un-affiliated competition venues include: Lincolnshire Rural Activities Centre, just south of Louth (30 minutes); Black Cat Equestrian Centre, just south of Mablethorpe (30 minutes); Willow Banks Equestrian Centre (55 minutes); Caistor Equestrian Centre (an hour) and Field Farm Equestrian for cross-country schooling (30 minutes). The South Wold and Brocklesby and the local hunts, and racing fans can enjoy a day out at Market Rasen (45 minutes).



OLD HALL FARM, GREAT STEEPING

GROUND FLOOR= 158.8 SQ M / 1709.3 SQ FT

FIRST FLOOR= 128.3 SQ M / 1380.5 SQ FT

BARN= 363.2 SQ M / 3,910.4 SQ FT

TOTAL= 650.3 SQ M / 7000.2 SQ FT



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Plan produced using PlanIt



Schools

Great Steeping has its own primary school with other options being, nearby Halton Holegate and Spilsby. For secondary education there are various choices, including co-educational bi-lateral King Edward VI Academy in Spilsby and in Horncastle, Banovallum school provides secondary-modern education plus the prestigious Queen Elizabeth Grammar School. Other nearby selective Grammar schools are at Skegness and Alford, both with excellent reputations.

Barns & Overage

In the agents opinion the large brick barns with a gross floor area of approx. 3,910 sq. ft, would be suitable for use as stables, which with additional land available to purchase make this an attractive equestrian proposition or small holding opportunity, in which you can be surrounded by your own land.

The barns offer further potential for residential development (subject to the necessary consents). An overage provision will be included in the event of planning permission being granted for residential development but this will exclude permission restricted to holiday let or annexe use.

East Lindsey District Council – Tax band: D

ENERGY PERFORMANCE RATING: E 49

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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