



Teulon House (Vicarage)
Main Road, New Bolingbroke, Boston, Lincolnshire. PE22 7JU

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Teulon House (Vicarage)

New Bolingbroke

Robert Bell & Company are delighted to showcase this exceptional country home, designed by eminent Victorian architect S.S. Teulon.

Built in 1854 as the Vicarage to St Peter's Church, this Grade II listed property is approached via a long driveway, circling the churchyard and opening out to provide private, spacious grounds totalling approx. half an acre (sts). Designed to a commanding Gothic Revival style in classic Lincolnshire red brick, the property faces South to the front while the side looks out across open, arable farmland to the setting sun.

The property enjoys two large reception spaces, including a South-facing family room; bathroom, large dining-kitchen, Study, Dining Kitchen, Utility and Larder to the ground floor; six bedrooms, five with fireplaces, and family bathroom to the first floor. The rear steps out to access a Coal Store and large Garage.

Teulon House is a perfect miniature country house of superb proportions, waiting for a new owner to make it their home.



ACCOMMODATION

The property begins with a superb entrance way, through the inner chamfered arched doorway – decorated with human head carvings and spectacular ironmongery - which leads to the entrance Vestibule with a window with two arched cusped lights.

The wide **Hallway** beyond continues to the main reception spaces: the Lounge and Family Room. Each of these two large rooms on the ground floor offer superb light. The (South) **Family Room** which overlooks the garden features a beautiful triple ogee window with original wooden shutters. There is a large wash room with WC and a walk-in Cloakroom.

Through the corridor, leading to the rear of the house, is a **Study Room** and beyond that the **Dining Kitchen**, which is superbly proportioned, featuring an Esse solid fuel stove. Ancillary spaces off the rear lobby provide a large Utility room and a walk-in Larder.

From the main hallway leads the extraordinary oak staircase, beautifully carved with large wooden finials. This continues to an initial landing, with window looking across the garden, and to the upper hallway. The initial first floor is laid out with a large **Bedroom** with an ogee window and the main family **Bathroom**; together with a further large **Bedroom** with fine views, and a further smaller **Bedroom** with a single carved oriel window supported on a decorative corbel.

Through the inner hallway lie three further **Bedrooms**, with hall window overlooking the large garden, while the large bedroom at the end of the corridor has a stunning view over the countryside, and setting sun beyond, to the West.





Leading off the rear lobby is a covered storm porch, accessing the large **Garage** with workshop space, and a double-fronted coal store.

GROUND

The property is approached up a private lane, leading around the churchyard and through double vehicles gates before opening out to a large side driveway parking space, and continuing around the rear to provide further parking and access to the garage.

The front, south-facing garden is predominately laid to lawn, with a range of mature, evergreen trees and bushes ensuring a private, green environment year-round. The west side of the property is set to a narrow lawn, with low-level brick wall containing the side boundary, affording views across the arable farmland beyond and wide, open Lincolnshire sky. A small garden with successful apple tree provides a perfect, quiet spot from which to enjoy the setting sun.

To the rear is further lawned garden, with the initial space set with mature flowers and shrubs and looking onto the side profile of the Church. Screened off by mature trees is the rear orchard space, also home to a small pond and further garden space to be established.

S.S. TEULON

Samuel Sanders Teulon (1812-1873) was a prominent Gothic Revival architect, who specialised in ecclesiastical buildings largely in London, Lincolnshire and later County Durham, also designing several country houses and large complete villages. His early work was inspired by Tudor and Elizabethan styles, later taking greater influence from Gothic Revival.

With a legacy that includes significant work on the Royal Chapel of All Saints at Windsor, often a private worship site for the Royal Family; Teulon is buried in Highgate Cemetery.







LOCATION

New Bolingbroke is a charming Lincolnshire village typified by arable farmland and big, open skies, situated four miles from Mareham le Fen and seven from Coningsby & Tattershall, both offering a range of amenities. Further afield the towns of Spilsby, Horncastle and Boston boast a range of education, leisure facilities and further services.

New Bolingbroke is a village set to the Lincolnshire Fens,. The village was established by John Parkinson, steward to Sir Joseph Banks of nearby Revesby – the distinguished botanist who accompanied Captain James Cook on his great voyages. His aspiration was to create a new market town. New Bolingbroke references the historic village of Old Bolingbroke, site of a medieval castle and action during the Civil War, seven miles to the North.

Parkinson built a beautiful Crescent of shops and houses in the centre of the village, while S.S. Teulon was responsible for the St Peter's Church (1854) and neighbouring Vicarage – now Teulon House. The village is one of two (alongside Carrington) on what locals refer to as the Seven Mile Straight as the B1183 makes a linear path from Frithville to Revesby. The road begins in Boston to the South, and Horncastle to the North – both market towns home to a range of services, amenities and schooling. Horncastle, smaller of those two towns, is nine miles away while Boston is within eleven.

East Lindsey District Council – Tax band: TBC

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.

Mains electric, water, drainage. Oil fired heating.

VIEWING: By arrangement with the agent's Horncastle Office
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