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& COMPANY**

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## *Village & Country*



### **The Old Hall, Partney Road, Sausthorpe**

A surprisingly extensive and interesting Grade II\* listed country residence facing full south in grounds of nearly 4 acres in an Area of Outstanding Natural Beauty.

The house can date its history back to the late 15<sup>th</sup> Century and it has impressive carved panelling in the spacious reception hall, inglenook fireplaces and wonderful exposed beams. There is a signed mural by the well known local artist Carlos Sanchez and noted regular visitors also included Sir. John Betjeman and Charles Tennyson.

The Old Hall was re-roofed in its original graduated Westmoreland slates when purchased 25 years ago by the current vendors. They have lovingly renovated the house, retaining many interesting and “quirky” features.

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### **Accommodation**

The front entrance has an elegant portico with Georgian fan light over the front door:-

### **Entrance/Reception Hall**

Having polished wood floor, panelled walls (dated "1711"), beamed ceiling and "Priory" stone fireplace. Off the hall there is the fine staircase to the first floor, understairs cupboard, cloakroom and stores.

### **Drawing Room**

A well proportioned comfortable room with open fireplace, stone hearth and ornamental niches either side.

### **Music Room**

A large "L" shaped room with polished wood floor, french doors to the garden, inglenook fireplace with clearview multifuel stove, mural of Italian coastal scene signed "Carlos Sanchez".



*Music Room*

### **Breakfast Room**

Again with polished wood floor, large inglenook fireplace with strongroom to one side; exposed beams.



*Breakfast Room*

### **Main Kitchen**

A well fitted working kitchen retaining an original oil fired aga but also with modern fitted units including central island, quartz and granite worktops; reclaimed quarry tile floor; exposed beams. Integral fridge and plumbing for a dishwasher. Access to conservatory.



*Main Kitchen*

### **Second Kitchen**

Fitted with cream units and a built in ceramic double sink; appliances include integral microwave, oven and inset hob. Access to back stairs.

### **Sitting Room**

A lovely snug with a fireplace having multi fuel burner on a stone hearth; decorative coving; wood flooring; recessed shelving; french doors leading out to the patio and garden.

### **First Floor**

The imposing easy tread main staircase leads to a large:

**Gallery Landing** (currently housing a baby grand piano) and with fitted corner cupboard.

### **Bedroom Two (North West)**

Has cast iron fireplace and an integral **ENSUITE** shower room having ceramic floor with underfloor heating and a separate hot water system: fully tiled large shower cubicle, traditional style pedestal hand basin, wc, heated rail, hairdryer and wall lights.

### **Bedroom Three (South and west)**

Also has a cast iron fireplace and an integral **En-Suite** bathroom again with underfloor heating and separate hot water system. Unusual shaped bath, hand basin and wc with hairdryer.

### **Main Bathroom**

Having a large cubicle with power shower, wc, bidet, semi inset basin with vanity units, shelf recess and coving.



*Bedroom One*

**Master Suite** comprising

#### **Bedroom One (North)**

With cast iron fireplace

#### **Dressing Room**

Having built in airing/linen cupboard housing two hot water cylinders with immersion heaters.

#### **En-Suite Bathroom**

Having large bath with shower over, pedestal hand basin, w.c. heated rail and tiled vanity area. With underfloor heating and hairdryer.

**Guest Suite** (also with back stairs access if desired)

**Sitting Room** with beamed ceiling and panelling

**Bathroom** bath with hand held shower, wc, pedestal hand basin and under floor heating.

#### **Bedroom Four (South and east)**

With cast iron fireplace

### **Second Floor**

A staircase leads from the Sitting Room in the Guest Suite to give access to **Bedrooms Five and Six** which have velux sky lights.

### **Outside:-**

The large **Conservatory** is accessed from the kitchen and has worktops as well as giving access to the gardens. There is also a rear **Garden Room** (both double glazed). This gives access to the **Utility Room** (housing the oil fired boiler and wc) and the

**Fitness Suite** with:

**Pine Sauna**

**Shower Room**

**Hot Tub** area and stairs to first floor

**Bedroom Seven**



*Gallery Landing*

The original **COACH HOUSE AND STABLE RANGE** adjoins. This has a part tiled and part slate roof and includes:-

#### **Garage with stables**

(two compartments with original brick floors), Lean to at rear for storage

**Carriage Shed** with service pit: loft over with hicking door

**Loose Box/Garden Shed** with original mangers

#### **Freezer Store**

**Timber framed Greenhouse** (20' x 10') with water and electricity

**Garden/outside WC** with basin

At the eastern end of the extensive gardens is the timber and tile **Pavilion** (30' x 21' overall) with double glazed windows, raised decked veranda, large living room with multi fuel burner, kitchenette, double bedroom, twin bedroom, shower room (with wc and handbasin). Separate drainage system.



*Pavilion*

The grounds are extensive and enjoy a wide variety of mature trees and hedges, divided into natural woodland, mown individually semi-enclosed lawns, flower borders, vegetable gardens and pond.

There is an impressive circular fountain as the feature on the main lawn overlooked by the house.

At the front there is ample parking and in and out gravelled driveways. Public footpaths cross the extremities of the gardens.

### **Utilities**

Council Tax band D, EPC F. Mains electricity and water. Private drainage systems. Oil fired central heating. There are multi fuel burners in the hall, sitting room and pavilion; and log burner in the music room. A bell push system operates.

The latest "Fischer" low energy heaters are installed in the music room, bedrooms two and three. All ensembles have underfloor electric heating. There is a smoke detection system (mains) protecting the house and a full security system protecting the house and out buildings.



**Notes:** The Agents have not been privy to the contents of the Title of the property and cannot in any way formally confirm the boundaries of the property or the existence of any Covenants, Easements or Rights of Way, which might affect it. Any plan shown in this brochure is purely presented as a guide and all boundaries and areas will require further verification. The Agents refer prospective purchasers to the vendor's solicitors in regard to all these matters.

**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 appointment with the agent's Horncastle Office, Old Bank Chambers, Horncastle, Lincolnshire. LN9 5HY.  
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*These details were prepared on 18<sup>th</sup> March 2020*

### **ENERGY PERFORMANCE**

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on Carbon Dioxide (CO<sub>2</sub>) emissions.

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon Dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment

### **DISCLAIMER**

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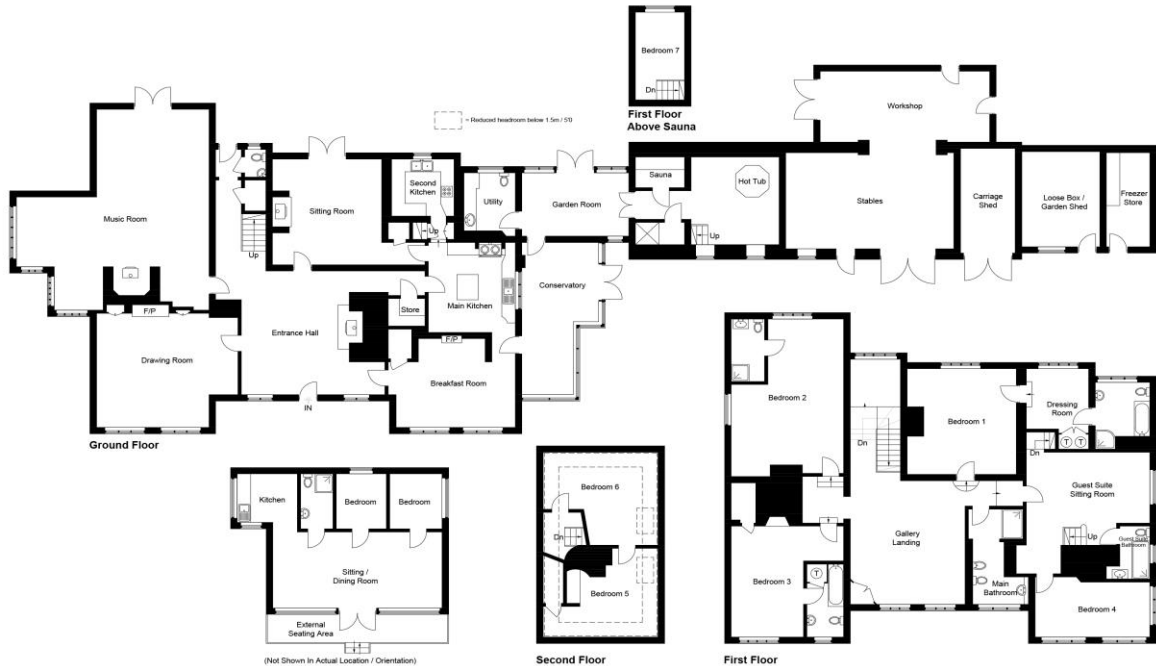
(ii)all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;

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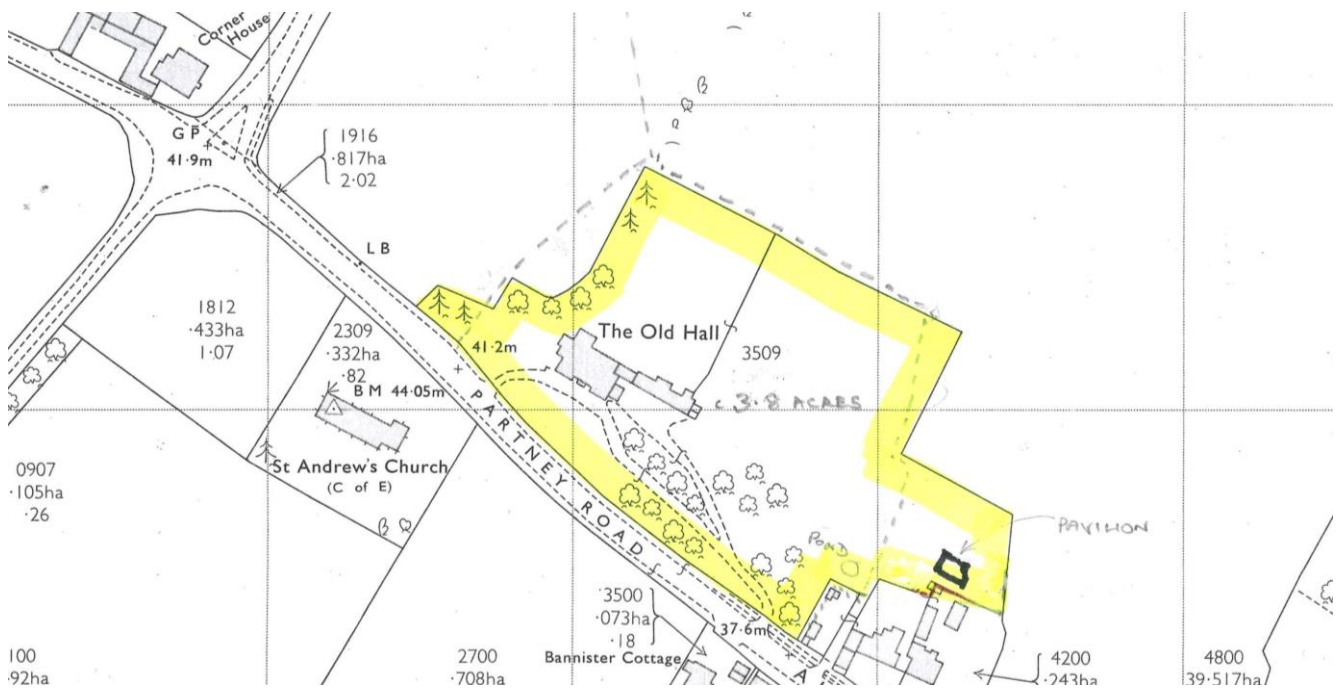
(iv)All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.



# FLOORPLAN



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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